



**AGENDA  
REGULAR COUNCIL MEETING**

Monday, April 13, 2026

7:00 p.m.

Shaw Auditorium, Vancouver Island Conference Centre  
80 Commercial Street, Nanaimo, BC

SCHEDULED RECESS AT 9:00 P.M.

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**Pages**

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

2. **PROCEDURAL MOTION:**

3. **INTRODUCTION OF LATE ITEMS:**

4. **APPROVAL OF THE AGENDA:**

5. **ADOPTION OF THE MINUTES:**

a. Minutes

5 - 18

Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2026-MAR-23 at 4:30 p.m.

6. **MAYOR'S REPORT:**

7. **RISE AND REPORT:**

a. Board of Variance Appointment

During the 2026-MAR-23 In Camera Council Meeting, Council appointed Kris Sillem to the Board of Variance for a three-year term ending 2029-MAR-23 or until a successor is appointed.

8. **PRESENTATIONS:**

a. Nanaimo Prosperity Corporation - Semi-Annual Update

Colin Stansfield, Chief Executive Officer, Nanaimo Prosperity Corporation, to provide an update from the Nanaimo Prosperity Corporation.

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

b. Tourism Nanaimo - Semi-Annual Update

Carly Pereboom, Executive Director, Tourism Nanaimo, to provide an update from Tourism Nanaimo.

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

9. **COMMITTEE MINUTES:**

a. Minutes

19 - 26

Minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2026-FEB-18 at 9:00 a.m.

10. **CONSENT ITEMS:**

11. **DELEGATIONS:**

a. Raelyn Crossley re: The Parking Bylaw

27

b. Lois Powell re: Proposed Municipal Boundary Extension Alternative Approval Process

28

12. **ADMINISTRATIVE REPORTS:**

a. Green Municipal Fund Growing Canada's Community Canopies

29 - 32

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

*Purpose: To obtain a Council resolution supporting a grant application to the Green Municipal Fund Growing Canada's Community Canopies fund.*

Recommendation: That Council direct Staff:

1. To apply to the Growing Canada's Community Canopies (GCCC) program for funding of \$140,000 to update the City of Nanaimo's Urban Forestry Management Strategy; and,
2. To include the Urban Forestry Management Strategy Update in the 2026-2030 Financial Plan at a total cost of \$175,000, \$50,000 in 2026 and \$125,000 in 2027 funded by grant of \$140,000 and \$35,000 from the Strategic Infrastructure Reserve Fund.

13. **DEVELOPMENT REPORTS:**

a. Development Variance Permit Application No. DVP493 - 3135 Mexicana Road

33 - 40

*Purpose: To present for Council's consideration a development variance permit application to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road.*

It is requested that Council hear anyone wishing to speak to Development Variance Permit Application No. DVP493 - 3135 Mexicana Road.

Recommendation: That Council issue Development Variance Permit No. DVP493 to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road as outlined in the "Proposed Variances" section of the Staff Report titled "Development Variance Permit Application No. DVP493 - 3135 Mexicana Road" dated 2026-APR-13.

b. Rezoning Application No. RA521 - 2565 Departure Bay Road

41 - 55

*Purpose: To present Council with an application to rezone 2565 Departure Bay Road from Three and Four Unit Residential (R5) to Row House Residential (R7) to facilitate a multi-family development.*

Delegations:

1. Nicole Smith
2. Rob Dykstra

Recommendation: That:

1. "Zoning Amendment Bylaw 2026 No. 4500.250" (to rezone 2565 Departure Bay Road from Three and Four Unit Residential [R5] to Row House Residential [R7]) pass first reading;
2. "Zoning Amendment Bylaw 2026 No. 4500.250" pass second reading;
3. "Zoning Amendment Bylaw 2026 No. 4500.250" pass third reading; and,
4. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2026 No. 4500.250" as outlined in the "Conditions of Rezoning" section of the Staff Report titled "Rezoning Application No. RA521 - 2565 Departure Bay Road" dated 2026-APR-13 prior to final adoption.

**14. BYLAWS:**

a. "Highway Closure and Dedication Removal Bylaw 2026 No. 7448"

56 - 58

It is requested that Council hear anyone wishing to speak with respect to "Highway Closure and Dedication Removal Bylaw 2026 No. 7448".

That "Highway Closure and Dedication Removal Bylaw 2026 No. 7448" pass third reading.

**15. CORRESPONDENCE:**

- a. Island Coastal Economic Trust Request for a Letter of Support re: Advancing Made-on-the-Coast Co-Governance Legislation 59 - 63
- b. Correspondence dated 2026-FEB-11 from Jim Zaffino, Chief Administrative Officer, Regional District of Okanagan-Similkameen (RDOS) re: Request for Support for Orphan Dike Advocacy Letter 64 - 71

**16. NOTICE OF MOTION:**

**17. OTHER BUSINESS:**

- a. Deferred Motion: Development Cost Charge Reduction Bylaw 72 - 83

[The following motion was deferred from the 2026-MAR-23 Regular Council Meeting. The Finance and Audit Committee Meeting Staff report titled "Development Cost Charge Reduction Bylaw" is attached for information.]

"That Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 75% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18."

[Note: PowerPoint titled "Development Cost Charge (DCC) Reduction Options" to be distributed on the addendum.]

- b. Deferred Request for Reconsideration re: BC Council of Forest Industries Request for Endorsement of "Forestry is a Solution" 84 - 89

[Note: The reconsideration of the following motion was deferred at the 2026-MAR-23 Regular Council Meeting. The motion was defeated during the 2026-MAR-02 Regular Council Meeting. Correspondence dated 2026-FEB-26 is attached for reference.]

"That Council:

1. Endorse the "Forestry is a Solution" campaign;
2. Encourage community members to visit forestryisasolution.com to sign the petition and send a letter to their MLA, the Minister of Forests, the Premier, and the Official Opposition of Forests Critic; and,
3. Direct Staff to share information about Forestry is a Solution through the City's official communication channels."

**18. QUESTION PERIOD:**

**19. ADJOURNMENT:**



**MINUTES**  
**REGULAR COUNCIL MEETING**

Monday, 2026-MAR-23, 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  
Councillor H. Eastmure  
Councillor B. Geselbracht  
Councillor E. Hemmens  
Councillor P. Manly\*  
Councillor J. Perrino
- Absent: Councillor I. Thorpe
- Staff: D. Lindsay, Chief Administrative Officer  
L. Bhopalsingh, General Manager, Community Services/Deputy  
Chief Administrative Officer  
K. Ing, Director, IT/CIO, A/General Manager, Corporate Services  
B. Sims, General Manager, Engineering and Public Works  
S. Gurrie, Director, Legislative Services  
J. Holm, Director, Planning and Development  
N. Skeels, Manager, Real Estate  
N. Sponaule, Strategic Initiatives Advisor  
J. Vanderhoef, 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. 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:

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

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

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

The motion carried unanimously.

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

Council moved out of In Camera at 5:19 p.m.

Council recessed the Open Meeting at 5:19 p.m.

Councillor Geselbracht entered the Shaw Auditorium at 7:00 p.m.

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

## 3. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 8(c) BC Housing HEART and HEARTH Update – Replace the PowerPoint Presentation and Add – Delegation from Karen Kuwica, Newcastle Community Association.
- (b) Add – Agenda Item 15(a) Correspondence dated 2026-MAR-13 from Stuart McLean, Chair, Regional District of Nanaimo (RDN), re: RDN Board Voting.

- (c) Add – Agenda Item 15(b) Nanaimo Hornets Rugby Football Club Request for Letter of Support re: BC Gaming Program Application.

**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 following minutes be adopted as circulated:

- Minutes of the Special Council Meeting (Public Hearing) held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Thursday, 2026-FEB-19, at 7:00 p.m.
- Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2026-FEB-23, at 4:30 p.m.
- Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2026-MAR-02, at 4:30 p.m.

The motion carried unanimously.

**6. MAYOR'S REPORT:**

Mayor Krog advised of the following:

- The City is seeking feedback from the public regarding the Country Club Norwell Drive utility and street improvements project to refine earlier engagement
- Watermain flushing will be taking place in the north end of town from 2026-MAR-10 until mid April
- Announced the call for artists to submit proposals for temporary public art installations at Maffeo Sutton Park during Luminous Paths 2027
- Acknowledged International Women's Day held on 2026-MAR-08

**7. RISE AND REPORT:**

a. Member-At-Large Appointment to the Board of Variance

Mayor Krog advised that during the 2026-MAR-02 In Camera Council Meeting, Council appointed Mikel Romo to the Board of Variance for a three-year term commencing 2026-MAR-02 and ending 2029-MAR-02 or until a successor is appointed.

## 8. PRESENTATIONS:

L. Bhopalsingh, General Manager, Community Services/Deputy Chief Administrative Officer, introduced the three interrelated presentations and advised that they all relate social health and public safety challenges in the City.

### a. United for Housing: Nanaimo Point-in-Time Count Debrief

#### Presentation:

1. Naomi Woodland, Director, Housing Initiatives, Community Impact and Investment, and Jon Rabeneck, Project Lead, 2025 Nanaimo Point-in-Time (PiT) Homelessness Count, United Way BC, (via Zoom) provided an on-screen presentation included in the agenda package. Highlights included:

- The 2025 PiT count was conducted on one night in December and totalled 523 observed and confirmed unsheltered individuals plus an additional 54 young people for a total of 557
- Outlined how the 2025 count was conducted and noted that some screening definitions were inconsistently applied across count teams highlighting the need for stronger training and clearer screening guidance for the next count
- The count indicates a decrease in unsheltered individuals; however, this does not confirm a reduction in people experiencing homelessness and should not be considered a correlation between housing investments
- Youth homelessness is often hidden and involves arrangements that don't fit within the screening criteria

### b. BC Tri-Lateral Alignment Project

#### Presentation:

1. Jennifer Fox, Regional Director, Vancouver Island Region, BC Housing and Naomi Woodland, Director, Housing Initiatives, Community Impact and Investment, United Way BC, provided an on-screen presentation included in the agenda package. Highlights included:

- BC Housing is working towards a more coordinated approach and stronger use of the data available through the Homeless Individuals and Families Information System (HIFIS) to

improve communication and increase collaboration between Federal, Provincial and community partners

- The main changes include: a change to the local governance model, a new coordinated access system and focused attention on one data system for all providers
- Outlined four pillars to successfully implementing coordinated access:
  - Governance and partnerships
  - Systems map and resource inventory
  - Person-specific homelessness data (HIFIS)
  - Service navigation and case conferencing (a working level network)
- The current system in Nanaimo is scattered and was never designed to meet the current demand
- The new collaborative approach is a shared initiative being implemented across the province with standards being applied and adjusted to fit each municipality
- Outlined the progress made so far with the Nanaimo Alignment Project such as launching the Nanaimo Homelessness Response Leadership Table (which includes over 20 community partners) and the HIFIS Working Group

c. BC Housing HEART and HEARTH Update

Presentation:

1. Jennifer Fox, Regional Director, Vancouver Island Region, and Naomi Brunemeyer, Director, Regional Development, BC Housing, provided an on-screen presentation included in the agenda package. Highlights included:
  - Provided an update on the current occupancy levels within Nanaimo HEARTH projects which is currently 87% filled
  - Advised that the 1298 Nelson Street (Sparrow) project would not be moving forward due to building conditions
  - Residents from 250 Terminal Avenue and 2060 Labieux Road will need to be decanted for the construction of permanent housing. Phased closures are planned with an engagement plan underway
  - There are currently 167 shelter spaces in Nanaimo

- There are 258 supportive homes currently operating in Nanaimo with 167 more underway in addition to 99 Women's Transition Housing Fund (WTHF) units
- BC Housing investments in Nanaimo total 1,240 housing units spread across the housing continuum of HEARTH, Supportive Housing, WTHF, and low, moderate to middle income housing

Council discussion took place regarding the decanting of temporary housing sites and concern that the Sparrow site will no longer move forward as a recovery services location.

Delegation:

1. Karen Kuwica, Newcastle Community Association, spoke requesting a clean and sober recovery housing facility at the 250 Terminal Avenue BC Housing facility.

**9. COMMITTEE MINUTES:**

The following Committee minutes were received:

- Minutes of the Advisory Committee on Accessibility and Inclusiveness meeting, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on 2026-JAN-14 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, 2026-FEB-12 at 5:00 p.m.

**10. CONSENT ITEMS:**

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

Prior to the vote Councillor Perrino requested that Agenda Item 10(b)(2) Development Cost Charge Reduction Bylaw be removed to be voted on separately.

a. Advisory Committee on Accessibility and Inclusiveness Meeting 2026-MAR-11

1. Accessibility Audits Update

That Council direct Staff to bring forward a report regarding options for setting benchmark goals as per the Rick Hansen Foundation standards for accessible facilities.

b. Finance and Audit Committee Meeting 2026-MAR-18

1. Consideration of Deferred Item "Council Spending and Amenities Policy Update"

That Council direct Staff to:

- a. Increase Mayor and Council salaries to median rates based on the 2025 Remuneration survey as per the current Council Spending and Amenities Policy effective 2026-NOV-01.
- b. Continue to annually apply the BC Annual Percent Consumer Price Index (CPI) to the prior year's base compensation amount to a maximum of 2% per year as per the current Council Spending and Amenities Policy.
- c. Provide no reimbursement for Dependant Care expenses to Mayor and Council.

2. Heritage Façade Grant - 426 Fitzwilliam Street

That Council approve a \$20,000 Heritage Façade Grant to replace and paint the exterior wood siding; replace the awning; and replace the lighting for the Angell's Trading building at 426 Fitzwilliam Street.

3. 2025 Surplus Allocation

That Council:

1. Approve the allocation of the 2025 operating surplus as follows:

A.	General Fund	
a.	Special Initiatives Reserve	5,475,135
b.	RCMP Contract Reserve	4,015,860
c.	Property Acquisition Reserve	1,700,000
d.	Snow and Ice Control Reserve	<u>257,000</u>
		<u>\$ 11,447,995</u>
B.	Sewer Fund	
a.	Sewer Reserve	<u>\$ 340,938</u>
C.	Water Fund	
a.	Water Reserve	<u>\$ 1,592,953</u>

2. Amend the 2026 – 2030 Financial Plan to include the following:

- A. A \$149,900 grant to the Children's Health Foundation of Vancouver Island in 2026 to support the Home Away

from Home project, funded from the Special Initiatives Reserve.

- B. An ongoing annual allocation of \$250,000 for all five years of the Financial Plan to support DCC Waivers and Reductions provided for non-market (affordable) housing units, with the 2026 amount funded from the Special Initiatives Reserve.

4. Partners in Parks Policy - COU-252

That Council approve the City of Nanaimo Partners in Parks Policy COU-252, as outlined in the Staff Report titled "Partners in Parks Policy - COU-252", dated 2026-MAR-18.

The motion carried unanimously

c. Separately Addressed Consent Items

1. Development Cost Charge Reduction Bylaw

That Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 50% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18.

The motion was defeated.

Opposed: *Councillor Brown, Geselbracht, Manly and Perrino*

It was moved and seconded that Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 75% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18.

It was moved and seconded that the following motion be postponed to a future meeting:

"That Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 75% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18."

The motion carried.

Opposed: *Councillors Armstrong and Eastmure*

## 11. DELEGATIONS:

- a. Delegation from Deborah Hollins, Executive Director, Nanaimo Family Life Association, and Violet Hayes, Executive Director, Island Crisis Care Society, re: Request for Letter of Support for the Hub

Deborah Hollins, Executive Director, Nanaimo Family Life Association, and Violet Hayes, Executive Director, Island Crisis Care Society, spoke seeking Council support for Hub services in Nanaimo and proposed 250 Albert Street as a potential permanent site.

Council discussion took place regarding engagement with Island Health, MLA Sheila Malcolmson's proposed support for the site, and previous direction provided to Staff to identify an alternative location for the Hub.

It was moved and seconded that Council direct Staff to contact Island Health to discuss the potential for locating the Hub at 250 Albert Street and report back to Council. The motion carried unanimously.

Council recessed the meeting at 9:07 p.m.

Council reconvened the meeting at 9:18 p.m.

## 12. ADMINISTRATIVE REPORTS:

- a. Regional District of Nanaimo "Southern Community Sewer Local Service Departure Bay Forcemain Twinning Loan Authorization Bylaw No. 1904, 2026"

B. Sims, General Manager, Engineering and Public Works, provided an overview of the report in the agenda package.

It was moved and seconded that the Council of the City of Nanaimo consents on behalf of the electors to the adoption of "Southern Community Sewer Local Service Departure Bay Forcemain Twinning Loan Authorization Bylaw No. 1904, 2026", and further, that the Regional District of Nanaimo be notified accordingly. The motion carried unanimously.

- b. Housekeeping Bylaws Related to the Termination of Land Use Contracts

S. Gurrie, Director, Legislative Services, provided an overview of the report in the agenda package.

Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451" (a bylaw to repeal outstanding Land Use Contract bylaws), pass first reading. The motion carried unanimously.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451", pass second reading. The motion carried unanimously.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451", pass third reading. The motion carried unanimously.

Fees and Charges Amendment Bylaw 2026 No. 7336.15

It was moved and seconded that "Fees and Charges Amendment Bylaw 2026 No. 7336.15" (a bylaw to remove fees associated with Land Use Contract applications and discharges), pass first reading. The motion carried unanimously.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2026 No. 7336.15", pass second reading. The motion carried unanimously.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2026 No. 7336.15", pass third reading. The motion carried unanimously.

Sign Amendment Bylaw 2026 No. 2850.24

It was moved and seconded that "Sign Amendment Bylaw 2026 No. 2850.24" (a bylaw to remove reference to Land Use Contract signage), pass first reading. The motion carried unanimously.

It was moved and seconded that "Sign Amendment Bylaw 2026 No. 2850.24", pass second reading. The motion carried unanimously.

It was moved and seconded that "Sign Amendment Bylaw 2026 No. 2850.24", pass third reading. The motion carried unanimously.

c. Road Closure - Portion of Victoria and Corunna Avenue - Adjacent to 4295 Victoria Avenue

Introduced by K. Ing, A/General Manager, Corporate Services.

N. Skeels, Manager, Real Estate, provided an overview of the report in the agenda package.

It was moved and seconded that Council authorize the road closure of a portion of Victoria Avenue and Corunna Avenue, adjacent to 4295 Victoria Avenue. The motion carried unanimously.

It was moved and seconded that "Highway Closure and Dedication Removal Bylaw 2026 No. 7448" (to provide for highway closure and dedication removal of portions of Victoria Avenue and Corunna Avenue adjacent to 4295 Victoria Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that "Highway Closure and Dedication Removal Bylaw 2026 No. 7448" pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to proceed with public notice for the closure of a portion of Victoria Avenue and Corunna Avenue. The motion carried unanimously.

**13. DEVELOPMENT REPORTS:**

a. Liquor Licence Application No. LA166 - 1975 Bollinger Road

It was moved and seconded that Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at 1975 Bollinger Road. The motion carried unanimously.

b. Rezoning Application No. RA503 - 950 Phoenix Way

It was moved and seconded that "Zoning Amendment Bylaw 2026 No. 4500.249" (to rezone 950 Phoenix Way from Rural Resource [AR1] to Industrial [I4] with site-specific provisions (use, density, lot area, and lot coverage) and Parks, Recreation and Culture One [PRC-1] to allow a future industrial and agro-industrial development, and parkland dedication) pass first reading. The motion carried unanimously.

Council discussion took place regarding the need for industrial zoning while protecting environmental and recreational areas.

It was moved and seconded that "Zoning Amendment Bylaw 2026 No. 4500.249" pass second reading. The motion carried unanimously.

Some members of Council expressed a desire to receive the Staff report requested during the 2025-NOV-17 Regular Council meeting regarding zoning amendments to "Zoning Bylaw 2011 No. 4500" before considering this application or proceeding to a Public Hearing.

It was moved and seconded that Council postpone consideration, and Public Hearing, for "Zoning Amendment Bylaw 2026 No. 4500.249". The motion was defeated.

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

It was moved and seconded that Council direct Staff to hold a Public Hearing for "Zoning Amendment Bylaw 2026 No. 4500.249". The motion carried.

Opposed: *Councillors Geselbracht and Manly*

It was moved and seconded that Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2026 No. 4500.249" as outlined in the "Conditions of Rezoning" section of the Staff Report titled "Rezoning Application No. RA503 - 950 Phoenix Way", dated 2026-MAR-23, prior to final adoption. The motion carried.

Opposed: *Councillor Manly*

**14. BYLAWS:**

a. "City Plan Amendment Bylaw 2023 No. 6600.001"

It was moved and seconded that "City Plan Amendment Bylaw 2023 No. 6600.001" be adopted. The motion carried unanimously.

b. "Zoning Bylaw Amendment Bylaw 2023 No. 4500.213"

It was moved and seconded that "Zoning Bylaw Amendment Bylaw 2023 No. 4500.213" be adopted. The motion carried unanimously.

c. "Park Dedication Bylaw Amendment Bylaw 2023 No. 7182.01"

It was moved and seconded that "Park Dedication Bylaw Amendment Bylaw 2023 No. 7182.01" be adopted. The motion carried unanimously.

d. "Public Works Yard Updates Borrowing Bylaw 2026 No. 7450"

It was moved and seconded that "Public Works Yard Updates Borrowing Bylaw 2026 No. 7450" be adopted. The motion carried.

Opposed: *Councillor Brown*

**15. CORRESPONDENCE:**

a. Correspondence dated 2026-MAR-13 from Stuart McLean, Chair, Regional District of Nanaimo (RDN), re: RDN Board Voting

It was moved and seconded that correspondence be sent to the Regional District of Nanaimo (RDN) stating that Council supports the proposed changes to the Regional District of Nanaimo's voting administration as follows:

1. Increasing the voting unit from 2,500 people to 2,600; and,
2. Changing the voting divisor from 5 to 6.7

The motion carried unanimously.

- b. Nanaimo Hornets Rugby Football Club Request for Letter of Support re: BC Gaming Program Application

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to Nanaimo Hornets Rugby Football Club for their application to the "BC Gaming Program". The motion carried unanimously.

**16. OTHER BUSINESS:**

- a. Councillor Brown Motion re: Proposed Amendment to Council Procedure Bylaw re: Responses to Delegations

It was moved and seconded that Council direct Staff to bring forward an amendment to the Council Procedure Bylaw to provide that Council shall not act in response to a delegation in the same meeting, unless it is to refer the matter to Staff for a report or to a Committee for further review, or unless Council resolves by a 2/3 vote to consider the matter immediately. The motion carried.

Opposed: *Councillor Eastmure*

- b. Councillor Brown Motion re: Proposed Amendment to the Council Procedure Bylaw re: Amendments to Notices of Motion

It was moved and seconded that Council direct Staff to bring forward an amendment to the Council Procedure Bylaw to require that any amendment to a motion for which notice has been given must remain within the original intent and scope of that notice and that any amendment that significantly alters the substance or intent of the motion shall be ruled out of order and require a new notice of motion. The motion carried.

Opposed: *Councillors Eastmure, Geselbracht and Manly*

- c. Councillor Perrino Request for Reconsideration re: BC Council of Forest Industries re: Request for Endorsement of "Forestry is a Solution" Campaign

It was moved and seconded that reconsideration of the following motion be postponed to the next Regular Council meeting on 2026-APR-13:

"That Council:

1. Endorse the "Forestry is a Solution" campaign;
2. Encourage community members to visit forestryisasolution.com to sign the petition and send a letter to their MLA, the Minister of Forests, the Premier, and the Official Opposition of Forests Critic; and,

3. Direct Staff to share information about Forestry is a Solution through the City's official communication channels."

The motion carried.

Opposed: *Councillors Brown, Geselbracht and Manly*

**17. QUESTION PERIOD:**

Council received one question from the public regarding agenda items.

**18. ADJOURNMENT:**

It was moved and seconded at 9:56 p.m. that the meeting adjourn. The motion carried unanimously.

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MAYOR

CERTIFIED CORRECT:

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CORPORATE OFFICER



## MINUTES

### FINANCE AND AUDIT COMMITTEE MEETING

Wednesday, 2026-FEB-18, 9:00 A.M.  
Shaw Auditorium, Vancouver Island Conference Centre  
80 Commercial Street, Nanaimo, BC

- Members:
- Mayor L. Krog, Chair
  - Councillor S. Armstrong\* (disconnected at 11:00 a.m.)
  - Councillor H. Eastmure
  - Councillor B. Geselbracht
  - Councillor E. Hemmens
  - Councillor P. Manly
  - Councillor J. Perrino (vacated at 11:00 a.m.)
  - Councillor I. Thorpe
- Absent:
- Councillor T. Brown
- Staff:
- D. Lindsay, Chief Administrative Officer
  - L. Bhopalsingh, General Manager, Community Services/Deputy 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
  - J. Holm, Director, Planning and Development
  - P. Rosen, Director, Engineering
  - M. Bryson, Deputy Director, Civic Facilities
  - N. Sponaugle, Strategic Initiatives Advisor
  - 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. Agenda Item 7(a) Development Cost Charge (DCC) and Amenity Cost Charge (ACC) Phasing Opportunities – Replace delegation John Hankins, Chief Executive Officer, Mid Island Business Initiative, with Karl Binder, Member, and Bob Moss, Member, Mid Island Business Initiative.

**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 following minutes be adopted as circulated:

- 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-NOV-19 at 9:00 a.m.
- Minutes of the Special Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC on Friday, 2025-NOV-28, at 9:00 a.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-DEC-17, at 9:00 a.m.

The motion carried unanimously.

**5. REPORTS:**

- a. Development Cost Charge (DCC) and Amenity Cost Charge (ACC) Phasing Opportunities

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

P. Rosen, Director, Engineering, provided an overview of the report in the agenda package.

Presentation:

1. Shaun Heffernan, Senior Local Government Advisor, via Zoom, and Laura Bernier, Strategic Services Consultant, Urban Systems, provided an on-screen presentation included in the agenda package.
  - Gradually introducing the Development Cost Charge (DCC) and Amenity Cost Charge (ACC) programs allows developers

to adjust to the new rates; however, it would result in some delay in revenue from those programs

- Each time DCC/ACC bylaws are adopted, there are in-stream protections provided. For DCC bylaws, current rates would remain in place in for 12 months, and for ACC bylaws, current rates would remain in place until the next ACC bylaw is adopted
- Deferring adoption of the bylaw creates additional in-stream protection and defers some of the revenue that would otherwise be collected right away

Committee discussion took place. Highlights included:

- Clarification that following adoption of the bylaws, new applications would be charged the updated rates, and applications that are in-stream and deemed complete would be charged the current rates
- Concern that the increased DCC rates would further slow down Single Family and Multi-Family housing developments
- Concern that longer intervals between DCC bylaw updates lead to significant rate increases. A preference was expressed for more gradual rate adjustments
- Legislation allows for annual updates to the Consumer Price Index (CPI) without requiring approval from the Province
- The sharp increase to rates is largely due to post-COVID inflation, the additional categories of Police and Fire that the Province now allows for, and increased labor and construction costs
- The percentage of infrastructure costs allocated between the City and developers varies per project
- The last 30 years has seen a reduction in provincial funding for infrastructure upgrades which has created a challenge financially for municipalities to keep up with growth. If DCC rates are not increased, there will be insufficient revenue to fund necessary sewer upgrades

Delegations:

1. Kerriann Coady, Canadian Home Builders' Association Vancouver Island, provided an on-screen presentation advising the following:

- Infrastructure expansion is funded largely by revenue generated by growth; therefore, DCC revenue depends on development projects proceeding
- Single-family housing developments are at historic lows, and building permit activity is declining due to pro forma pressure and reduced buyer confidence
- Increasing DCCs and ACCs may lead to an increase in projects that are stalled, deferred or cancelled
- Preference to see a minimal increase to DCC and ACC rates and a consideration for phasing increases over time

Committee discussion took place regarding a reduction in projects coming forward due to uncertainty around DCC and ACC rates, and the length of time it takes to move a project through the permitting process.

2. Jason Yochim, Chief Executive Officer, Vancouver Island Real Estate Board (VIREB), provided an on-screen presentation advising the following:

- In 2025, VIREB saw 7,261 transactions, and each transaction creates approximately \$125,000 in additional revenue through renovations, legal fees and other services
- Identified an emerging trend of retirees purchasing single family homes in BC, rather than the US, leading to increased demand and higher prices for this type of development
- The average age of first time home buyers in BC is 46 years of age, compared to the national average of 35 years of age
- There was a 40% decline in housing completion in 2025, which further reduces supply and increases housing costs
- If uncertainty in the market is high, developers will be unwilling to assume the associated risks
- Increases to DCC and ACC rates will lead to market uncertainty, and cancelled or delayed projects

Committee discussion took place regarding improving permit approval timelines and the rise in age for the average home buyer.

3. Karl Binder, Member, Mid Island Business Initiative, provided an on-screen presentation advising the following:

- Uncertainty in the market is causing a decline in housing supply and delivery, and will lead to a larger crisis in future years if issues remain unresolved
- Concern that the current 12 month wait time to receive a building permit will exclude most projects from receiving in-stream protections
- Concern with the City's permitting process
- Supportive of the DCC/ACC programs; however, a desire was expressed for the City to work with developers to find ways to reduce permitting timelines

Committee discussion took place regarding development permit timelines compared to other municipalities.

Bob Moss, Member, Mid Island Business Initiative, continued the presentation and requested that the Committee work to minimize the increase to DCC and ACC rates and consider a phased approach, set new aggressive timelines for rezoning and permit approvals, and support Staff in amending internal processes to achieve the new timelines.

4. Dean Strongitharm, Primex Investments Ltd., provided an on-screen presentation advising the following:

- Concerns that the DCC/ACC rate increase will lead to the cancellation of the proposed housing development at 77 Chapel Street, as the proposed rates would increase the project cost by approximately \$1.5 million
- The proposed new rates would cause increased financial risk in an already unstable market
- In order to successfully complete projects, developers require sufficient time to obtain a development permit prior to adoption of the new bylaw, and sufficient time to obtain a building permit before the new rates come into effect

Committee discussion took place regarding ensuring there is sufficient time to obtain a building permit prior to the new rates coming into effect.

Committee and Staff discussion took place. Highlights included:

- Industry projections are based on when the development permit application is received

- Implementing the new rates in January 2028 would allow time for some projects in the works to receive permits and in-stream protection prior to adopting the bylaw
- Concern that housing unit targets will not be met if permits are not issued in a timely manner and the DCC/ACC rates are increased
- Suggestion to defer discussion in order to receive the building permit timeline presentation from Neilson Strategies Inc. as the two issues are linked

It was moved and seconded that the Committee postpone the Development Cost Charge (DCC) and Amenity Cost Charge (ACC) Phasing Opportunities discussion to a future meeting, following the presentation from Neilson Strategies Inc. The motion was defeated.

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

Committee and Staff discussion continued. Highlights included:

- DCC rates are calculated using various equivalency units that guide how costs are distributed across service areas and land use categories
- Current home prices do not affect how DCC rates are determined. Rates are based off project cost lists developed through the technical needs of the City
- Implementing the new rates sooner would further delay construction projects in the interim
- Preference to implement a minimal tax increase to avoid potentially losing millions of dollars in construction projects

It was moved and seconded that the Finance and Audit Committee recommend a phased implementation of Development and Amenity Cost Charges and that Council direct Staff to:

- a. Prepare a Development Cost Charge bylaw to establish new rates for sanitary sewer, drainage, water distribution, water supply, parks and roads with an implementation date of January 2028;
- b. Prepare separate Police Facilities and Fire Protection Facility Development Cost Charge bylaws with an implementation date of January 2028; and,

- c. Prepare an Amenity Cost Charge bylaw with an implementation date of January 2029.

The motion carried.

Opposed: *Councillors Eastmure and Perrino*

The Finance and Audit Committee recessed the meeting at 10:48 a.m.

The Finance and Audit Committee reconvened the meeting at 11:00 a.m.

Councillor Perrino vacated the Shaw Auditorium at 11:00 a.m.

Councillor Armstrong disconnected at 11:00 a.m.

- b. Council Spending and Amenities Policy Update

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

- The UBCM Council and Board Remuneration Guide suggests that local governments should consider a bylaw provision for automatic cost of living adjustments
- Childcare has been identified as an emerging expense to be considered to ensure that costs do not become a barrier for local government involvement
- To keep the Consumer Price Index (CPI) cap at 2% the approximate cost would be \$12,401
- To eliminate the cap and use the CPI rate for annual adjustments, the approximate cost would be \$12,970
- If the Committee agrees to provide dependent care reimbursement it is recommended to provide a flat rate of \$60 per meeting

Committee and Staff discussion took place. Highlights included:

- A desire to keep the CPI cap at 2%
- A desire to see dependent care reimbursement for Committee members only, as Council receives remuneration
- A desire for Council remuneration to be in line with inflation
- Having remuneration remain at the status quo rate and remove the CPI cap, as an alternate option

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

- a. Increase Mayor and Council salaries to median rates based on the 2025 remuneration survey as per the current Council Spending and Amenities Policy effective 2026-NOV-01;
- b. Increase the maximum BC CPI cap to 3% for annual adjustments to Mayor and Council salaries and update the Council Spending and Amenities Policy to reflect this change; and,
- c. Provide no reimbursement for Dependant/Child Care expenses to Mayor and Council.

It was moved and seconded that the Finance and Audit Committee defer the discussion on Council Spending and Amenities Policy Update to a future meeting. The motion carried.

Opposed: *Councillor Eastmure*

- c. Green Municipal Fund Growing Canada's Community Canopies

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

- d. Quarterly Budget Transfer Report

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

Committee and Staff discussion took place regarding British Columbia Building Code changes and their effects on the Stadium District washcar and bleachers.

**6. QUESTION PERIOD:**

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

**7. ADJOURNMENT:**

It was moved and seconded at 11:34 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

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CHAIR

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CORPORATE OFFICER

## Delegation Request

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### **Delegation's Information:**

Raelyn Crossley has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is 2026-APR-13

Bringing a presentation: No

Details of the Presentation: I strongly feel that having to move my vehicle from by my house on the street is unfair. Every 24 hrs is unreasonable.

## Delegation Request

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### **Delegation's Information:**

Lois Powell has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is 2026-APR-13

The requested meeting is:  
Council

Bringing a presentation: No

Details of the Presentation: Proposed Municipal Boundary Extension Alternative Approval Process (AAP) - Will explain why I am opposed to the proposed municipal boundary extension. As an AAP.

FOR: COUNCIL

MEETING DATE: April 13, 2026

DEPARTMENT: CORPORATE SERVICES

SUBJECT: **GREEN MUNICIPAL FUND GROWING CANADA’S COMMUNITY CANOPIES**

**OVERVIEW**

**Purpose of Report**

To obtain a Council resolution supporting a grant application to the Green Municipal Fund Growing Canada’s Community Canopies fund.

**Recommendation**

That Council direct Staff:

1. To apply to the GCCC program for funding of \$140,000 to update the City of Nanaimo’s Urban Forestry Management Strategy; and
2. To include the Urban Forestry Management Strategy Update in the 2026-2030 Financial Plan at a total cost of \$175,000, \$50,000 in 2026 and \$125,000 in 2027 funded by grant of \$140,000 and \$35,000 from the Strategic Infrastructure Reserve Fund.

**BACKGROUND**

The Green Municipal Fund’s (GMF) Growing Canada’s Community Canopies (GCCC) is a \$291M initiative that drives climate action by funding projects that plant and manage trees in communities across the country. GCCC will support the planting of at least 1.2M new trees by 2031-Mar-31. The GCCC initiative is a part of GMF’s broader approach to nature-based climate solutions focused on achieving significant carbon sequestration and increasing forest and community resilience to climate change.

GCCC offers funding to support communities in developing comprehensive plans and studies to strengthen the planning, management and stewardship of their trees and forests. This includes projects that enable informed decision-making in urban forest management, and ensuring that forests in communities are resilient, equitably distributed and contribute long-term environmental, social, and economic benefits. GCCC supports the development of urban forestry plans and studies that enhance municipal capacity for future tree planting, and provide essential tools, strategies, and data to guide effective and long-term tree planting efforts.

Municipalities are eligible for funding up to a maximum of \$175,000 to fund up to 80% of eligible costs. The application deadline is 2026-Apr-15.

## **DISCUSSION**

The City of Nanaimo's Urban Forestry Management Strategy (UFMS) was last updated in 2010, and no longer reflects current conditions, priorities, or best practices for managing the City's urban forest. Since 2010, the City has completed several foundational initiatives, including a municipal tree canopy assessment, canopy dashboard analysis, and specialized aerial photography, to support evidence-based urban forestry planning. The proposed UFMS update will provide a comprehensive assessment of current urban forest conditions and Urban Forestry operations across the organization and the community. The updated strategy will provide guidance for the stewardship of the City's extensive urban forest assets and help to establish goals, objectives, and performance targets to guide the long-term management.

## **FINANCIAL CONSIDERATIONS**

The UFMS project is not currently included in the 2026-2030 Financial Plan. Total project costs are estimated at \$175,000, contingent on a successful grant application. If the grant application is successful, the City would be required to contribute \$35,000, representing 20% of total eligible costs.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT**

This initiative does not require a statutory notification; however, community engagement, education and awareness activities may be included as part of the UFMS development.

## **ALIGNMENT WITH CITY PLAN**

The report is aligned with the following City goals (tick all applicable goals, consult the [City Plan](#) for more details):

- A Green Nanaimo: Resilient and Regenerative Ecosystems
  - C1.3 Urban Tree Canopy, Natural Areas, and Greenways
- A Connected Nanaimo: Equitable Access and Mobility
- A Healthy Nanaimo: Community Wellbeing and Livability
- An Empowered Nanaimo: Reconciliation, Representation, and Inclusion
- A Prosperous Nanaimo: Thriving and Resilient Economy

The UFMS update project is also identified as Priority 16 in the Integrated Action Plan. The strategy is an update to the tree canopy management strategy and will help to inform future tree protection bylaw updates.

## **ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES**

The report is aligned with the following Council Strategic Framework priorities (tick all applicable goals, consult [Council's Strategic Framework](#) for more details):

- Implementing City Plan Action Plans and Key City Management Plans
- Social, Health and Public Safety Challenges
- Maintaining and Growing Current Services
- Capital Projects

- Communicating with the Community  
 Governance and Corporate Excellence

### **OPTIONS**

1. That Council direct staff to:
  - a. To apply to the GCCC program for funding of \$140,000 to update the City of Nanaimo's Urban Forestry Management Strategy; and
  - b. To include the Urban Forestry Management Strategy Update in the 2026-2030 Financial Plan at a total cost of \$175,000, \$50,000 in 2026 and \$125,000 in 2027 funded by grant of \$140,000 and \$35,000 from the Strategic Infrastructure Reserve Fund
    - The advantages of this option: The City's Urban Forestry Management Strategy was last updated in 2010 and is due for renewal to reflect current conditions and emerging best practices. Updating the UFMS through the GCCC program provides an efficient and cost-effective opportunity to strengthen long-term urban forest management.
    - The disadvantages of this option: A successful grant application will require a 20% municipal funding contribution and allocation of staff time to support project development.
    - Financial Implications: The UFMS project is not currently included in the 2026 - 2030 Financial Plan. The 2026 – 2030 Financial Plan will be amended for final to include the project, contingent on a successful grant application.
  
2. That Council provide staff with alternate instructions.

#### **KEY MESSAGES**

- The Green Municipal Fund's (GMF) Growing Canada's Community Canopies (GCCC) fund provides funding of up to 80% of eligible costs, to a maximum of \$175,000.
- Staff recommend applying for funding to update the City's Urban Forestry Management Strategy.
- The grant application deadline is April 15, 2026.

**Authored by:**

Kirsty MacDonald  
Manager, Parks Operations

Deanna Walker  
Senior Financial Analyst

**Concurrence by:**

Charlotte Davis  
Deputy Director, Parks and Natural Areas

Darcie Osborne  
Director, Parks, Recreation and Culture

Dhanya Balachandran  
Manager, Financial Planning

Wendy Fulla  
Director, Finance

Laura Mercer  
General Manager, Corporate Services

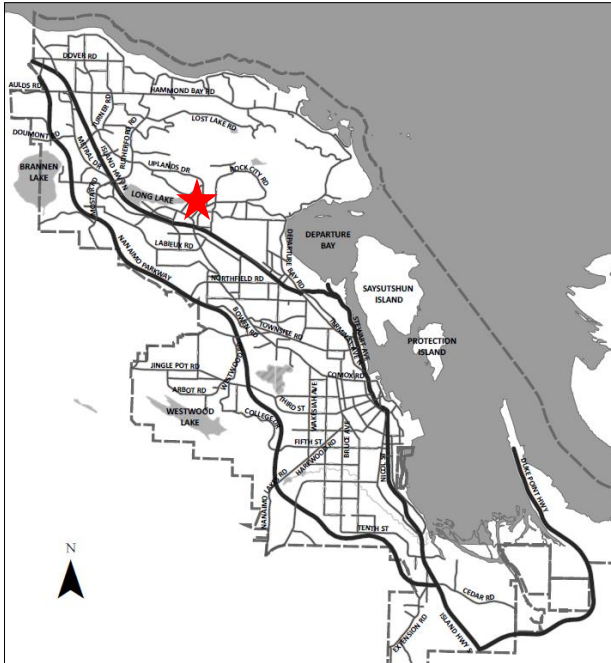
Lisa Bhopalsingh  
General Manager Community Services and  
Deputy CAO

FOR: COUNCIL MEETING

MEETING DATE: April 13, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00493 – 3135 MEXICANA ROAD**



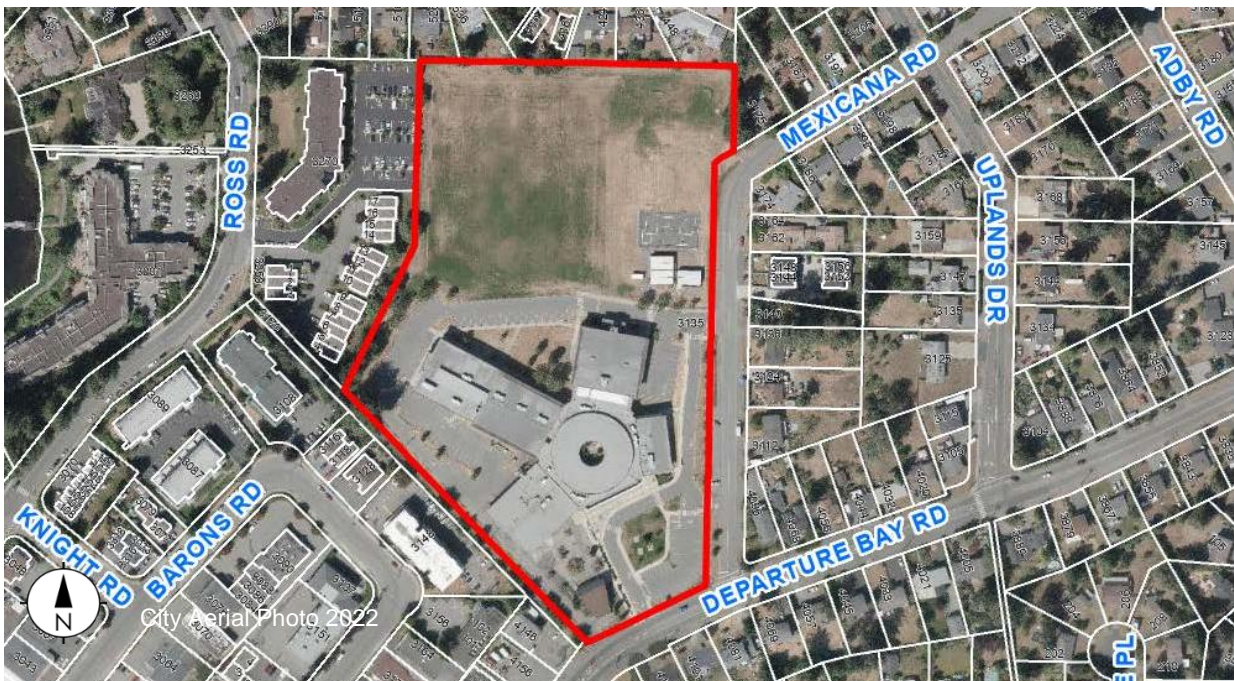
**Proposal:**  
Parking variance for an addition to Wellington Secondary School



**Zoning:**  
CS1 - Community Service One

**City Plan Land Use Designation:**  
Neighbourhood

**Lot Area:**  
4.62ha



**OVERVIEW****Purpose of Report**

To present for Council's consideration a development variance permit application to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road.

**Recommendation**

That Council issue Development Variance Permit No. DVP493 to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road as outlined in the "Proposed Variances" section of the Staff Report dated 2026-APR-13.

**BACKGROUND**

A development variance permit application, DVP493, was received from Kevin Winiski on behalf of The Board of Education of School District No. 68 (Nanaimo-Ladysmith), to reduce the minimum parking requirements for a proposed addition to Wellington Secondary School located at 3135 Mexicana Road.

**Subject Property and Site Context**

The subject property contains an existing high school and is located in the Wellington neighbourhood, approximately 300m northeast of Country Club Centre and a transit exchange. The surrounding neighbourhood includes low-density single residential dwellings located to the north, east, and southeast, medium-density townhouses and apartments to the west, commercial uses to the southwest, as well as Long Lake and Rock City Elementary School.

Wellington Secondary School currently contains 39 classrooms, a library, cafeteria, multi-purpose room, gymnasium, and a special education room. A Building Permit application (BP130929) was received in March 2025 for the construction of a standalone building addition containing six new classrooms. Through the permit review, it was determined that the increase in gross floor area triggers the parking requirements to be evaluated for the entire property, including the existing and proposed development.

While a form and character development permit is not required for institutional use, the applicant has requested a development variance permit to vary the minimum parking requirements of the "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") in order to allow the addition as proposed.

As per the Parking Bylaw, the existing school requires 145 off-street vehicle parking spaces, 132 short-term bicycle parking spaces, and 10 long-term bicycle parking spaces. The school currently provides 155 off-street vehicle parking spaces, 72 short-term bicycle parking spaces, and no long-term bicycle parking spaces. As such, the existing vehicle parking exceeds the bylaw requirement, but the bicycle parking is non-conforming.

With the addition of six classrooms, the parking requirements increase to 165 off-street vehicle parking spaces, 150 short-term bicycle parking spaces, and 11 long-term bicycle parking spaces.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to construct a two-storey standalone building addition containing six classrooms, totaling 431.3m<sup>2</sup> of gross floor area. The addition would be located within the existing outdoor plaza in the southwest corner of the site. The proposal also includes site improvements such as covered walkways and enclosed bicycle parking adjacent to the school entrance, which would add 12 short-term and 20 long-term bicycle parking spaces to the site.

### **Proposed Variances**

#### *Required Off-Street Parking*

The minimum required number of vehicle parking spaces, at a rate of 3.3 spaces per classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room is 165. This includes the existing 39 classrooms and the proposed six-classroom addition. The proposed number of parking spaces is 155, a requested variance of 10 spaces.

The minimum required number of short-term bicycle parking spaces, at a rate of 3 spaces per classroom, library, cafeteria, gymnasium, multi-purpose room, and special education room is 150. The proposed number of short-term bicycle parking spaces is 84, a requested variance of 66 spaces. This includes both existing and proposed bicycle parking spaces.

While the short-term bicycle parking variance is significant when evaluated across the entire school site, based on the addition alone, a total of 18 short-term and 2 long-term bicycle parking spaces would be required. The proposed development provides 12 additional short-term bicycle parking spaces and 20 long-term bicycle parking spaces. When considered in relation to the new addition alone, the short-term bicycle parking variance is minor, and the provision of long-term bicycle parking substantially exceeds the Parking Bylaw requirements for both the building addition and the overall site.

In support of the parking variance request, the applicant has provided the following rationale in accordance with the *City of Nanaimo Policy for Consideration of a Parking Variance*:

- There is limited space on site to accommodate additional vehicle parking without encroaching into the school playing field, which is essential for student recreation and physical education.
- The school is located within walking distance (approximately 300m) from the Country Club Transit Hub and along a frequent transit corridor.
- Additional short-term and long-term bicycle parking is proposed to encourage active transportation and to supplement the existing supply.

Staff support the proposed variances given the rationale provided and the property's proximity to active transportation and transit. A parking study is not required for the proposed variance, and no negative impact is anticipated from this variance.

**COMMUNICATION AND COMMUNITY ENGAGEMENT**

Pursuant to Section 499 of the *Local Government Act*, notification for the proposed Development Variance Permit No. DVP493 was mailed on 2026-APR-02 to property owners/residents within 10m of the subject property. No written submissions were received prior to the time of writing this report. |

**KEY MESSAGES**

- Development Variance Permit No. DVP493 is to vary the “Off-Street Parking Regulations Bylaw 2018 No. 7266” by reducing the minimum off-street vehicle parking requirement for Wellington Secondary School from 165 spaces to 155 spaces, and by reducing minimum short-term bicycle parking requirements from 150 spaces to 84 spaces to allow a proposed six-classroom addition.
- In support of the variance request, the applicant proposes to provide an additional 20 long-term and 12 short-term enclosed bicycle parking spaces.
- Staff support the proposed variance. |

**ATTACHMENTS**

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site Plan
- ATTACHMENT D: Proposed Bicycle Parking Plan |

**Authored by:**

Vidhi Kyada  
Planner I, Current Planning |

**Concurrence by:**

Lainya Rowett  
Manager, Current Planning

Jeremy Holm  
Director, Planning and Development |

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **TERMS OF PERMIT**

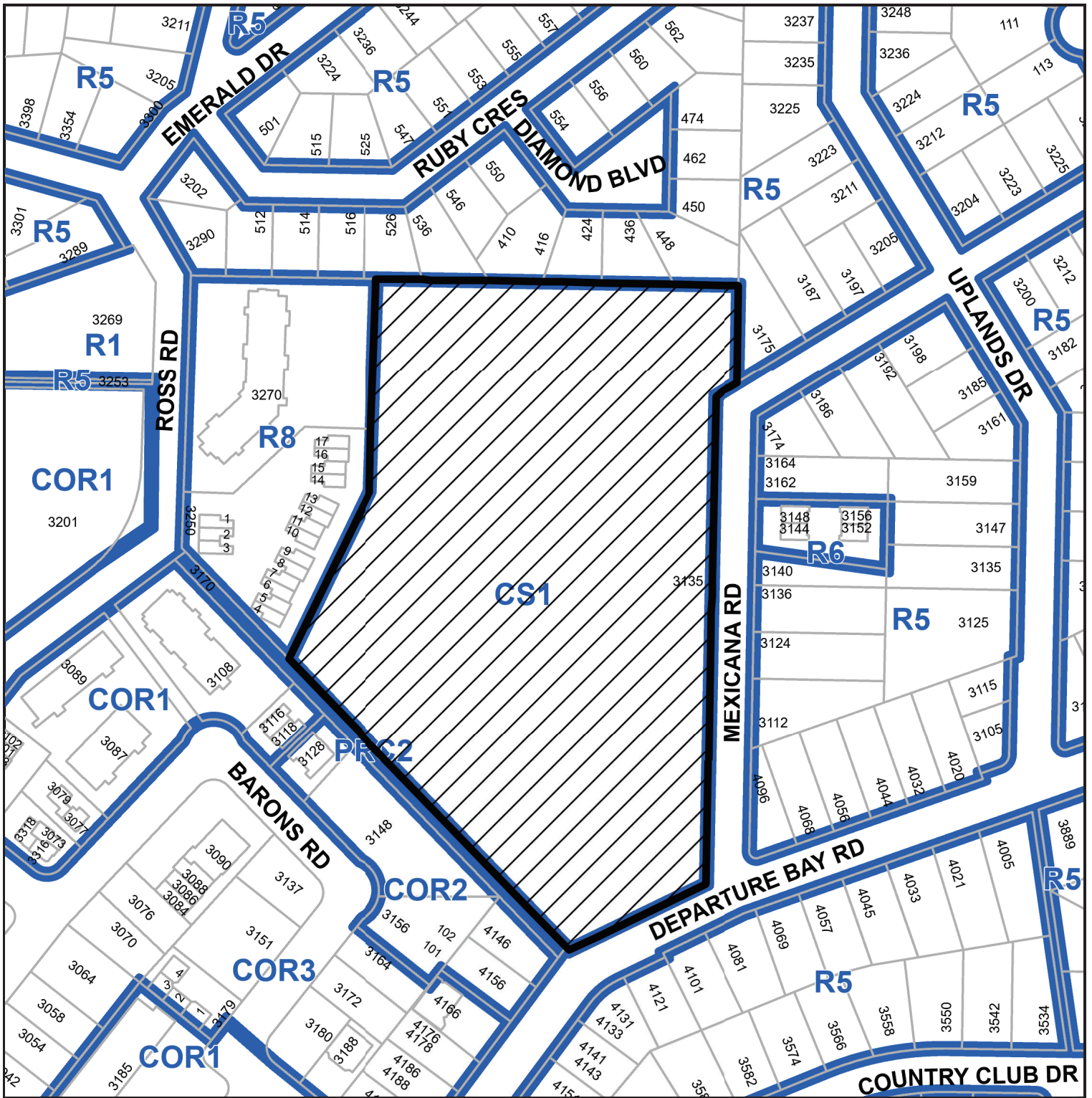
The “City of Nanaimo Off-Street Parking Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.2 Required Number of Off-Street Parking Spaces* – to reduce the minimum required number of off-street parking spaces for a proposed six-classroom addition to Wellington Secondary School from 165 spaces to 155 spaces.
2. *Section 7.6 Required Number of Bicycle Parking Spaces* – to reduce the minimum required number of short-term bicycle parking spaces for a proposed six-classroom addition to Wellington Secondary School from 150 spaces to 84 spaces.

## **CONDITIONS OF PERMIT**

1. The subject property shall be developed substantially in compliance with the Site Plan and Proposed Bicycle Parking Plan, prepared by Group Study Architecture, dated 2025-DEC-10, as shown in Attachment C and Attachment D.

# ATTACHMENT B SUBJECT PROPERTY MAP



 3135 MEXICANA ROAD



# ATTACHMENT D PROPOSED BICYCLE PARKING PLAN



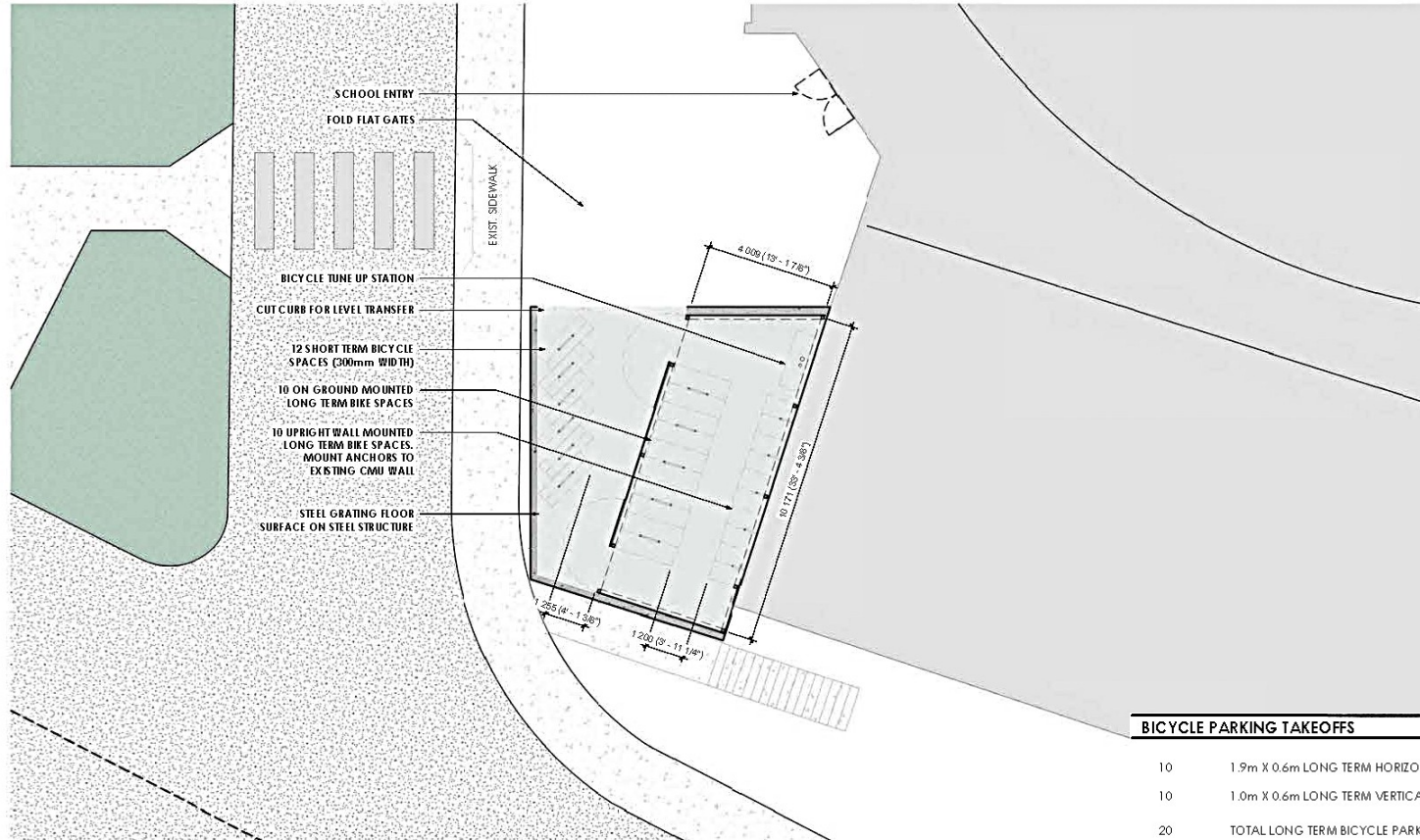
FRONT VIEW DOORS CLOSED



FRONT VIEW DOORS OPEN



THREE QUARTER VIEW DOORS OPEN



**BICYCLE PARKING TAKEOFFS**

10	1.9m X 0.6m LONG TERM HORIZONTAL BICYCLE PARKING SPACE
10	1.0m X 0.6m LONG TERM VERTICAL BICYCLE PARKING SPACE
20	TOTAL LONG TERM BICYCLE PARKING SPACES

\*NOTE: ALL BICYCLE SPACES TO HAVE VERTICAL CLEARANCE OF MIN 1.9M

3 BIKE PARKING REVISION 2  
1:100

architect  
**Group 21 Architecture**  
 Group Study  
 Group Study  
 Group Study  
 Group Study

contractor  
**ONPOINT**

mechanical  
**AM AVALON MECHANICAL**

electrical  
**e2**

structural  
**SKYLINE ENGINEERING**

revision table:  
 1 005 2025-02-26  
 1 001 2025-01-07

This drawing is the property of Group Study Architecture. A written approval by the Architect is required prior to any use of this drawing. Contractor must verify all dimensions on the ground immediately inform the Architect of all error and omissions.



**'BLOCK A' CLASSROOMS**  
**WELLINGTON SECONDARY SCHOOL**  
 3135 MEXICANA ROAD  
 NANAIMO BC, V9T 2W8

RECEIVED  
 DVP493  
 2026-JAN-07  
 Current Planning

Project No. **GBC-1004**  
 drawing title **PROPOSED BIKE PARKING SKETCH**  
 date 2025-DEC-10  
 scale As indicated  
 drawn by MJJ  
 checked by AC  
 sheet number **ASK3**

FOR: COUNCIL MEETING  
 MEETING DATE: April 13, 2026  
 DEPARTMENT: PLANNING AND DEVELOPMENT  
 SUBJECT: REZONING APPLICATION NO. RA521 – 2565 DEPARTURE BAY ROAD



**Proposal:**  
To allow for a multi-family development

**Current Zoning:**  
R5 – Three and Four Unit Residential

**Proposed Zoning:**  
R7 – Row House Residential

**City Plan Land Use Designation:**  
Neighbourhood

**Lot Area:**  
3,703m<sup>2</sup>



**OVERVIEW****Purpose of Report**

To present Council with an application to rezone 2565 Departure Bay Road from Three and Four Unit Residential (R5) to Row House Residential (R7) to facilitate a multi-family development.

**Recommendation**

That:

1. “Zoning Amendment Bylaw 2026 No. 4500.250” (to rezone 2565 Departure Bay Road from Three and Four Unit Residential (R5) to Row House Residential (R7) pass first reading;
2. “Zoning Amendment Bylaw 2026 No. 4500.250” pass second reading;
3. “Zoning Amendment Bylaw 2026 No. 4500.250 pass third reading; and,
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2026 No. 4500.250” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2026-APR-13 prior to final adoption.

**BACKGROUND**

A rezoning application, RA521, was received from PlanUrban Land Use Consultants on behalf of Daniel and Tasha Martinez, to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 2565 Departure Bay Road from Three and Four Unit Residential (R5) to Row House Residential (R7) to facilitate a multi-family development. This application originally contained a second, adjacent property located at 2555 Departure Bay Road that was subsequently removed in October 2025.

**Subject Property and Site Context**

The subject property is located within the Departure Bay neighbourhood, east of Nanaimo Golf Club and west of Departure Bay. It is located at the north end of a city block bound by Departure Bay Road, Strongitharm Avenue, Lynburn Crescent, and Argyle Avenue. The property slopes up, approximately 8m, from east to west and currently contains a single-detached dwelling and detached garage. The surrounding neighbourhood is primarily characterized by low-density residential development, as well as Seascape Manor multi-family condominium development (zoned Medium Density Residential (R8)) across Departure Bay Road to the southeast and Ocean Vista Apartments (zoned Medium Density Residential (R8)) located within 200m of the subject property at the corner of Departure Bay Road, Seaview Place, and Randle Road.

**DISCUSSION****Proposed Zoning**

The applicant is proposing to rezone the subject property from R5 to R7 to facilitate a multi-family development. The R7 zone provides for ground-oriented, multi-family dwelling units with a maximum allowable height of 10.5m. The Zone also permits a Floor Area Ratio of 0.70 with an opportunity for additional density (up to 1.05) where the amenity requirements for additional density (Schedule D of the Zoning Bylaw) are achieved.

A comparison between the existing R5 zone and the proposed R7 zone is shown in the table below:

	Existing R5 Zone	Proposed R7 Zone
<b>Permitted Principal Uses</b>	Single Residential Dwelling Duplex Multiple Family Dwelling	Row House Multiple Family Dwelling
<b>Density</b>	Three dwelling units per lot less than 280m <sup>2</sup> Four dwelling units per lot equal to or greater than 280m <sup>2</sup>	0.70 FAR (base density) (additional density of up to 1.05 FAR possible under Schedule D)
<b>Setbacks</b>	Front Yard: 3.0m Side Yard: 1.5m Flanking Side Yard: 2.5m Rear Yard: 7.5m	Front Yard: 3.0m Side Yard: 1.5m (0.0m for attached Row Houses) Flanking Side Yard: 2.5m Rear Yard: 3.0m
<b>Lot Coverage</b>	50%	70% - Row House lot 50% - Multiple Family Dwelling lot
<b>Principal Building Height</b>	9m (flat roof with a pitch less than 4:12) 10.5m (sloped roof with a pitch 4:12 or greater)	9m (flat roof) 10.5m (sloped roof)

The conceptual plans submitted with the rezoning application illustrate how the site could be developed with 19 townhouse units accessed from Strongitharm Avenue. The development concept demonstrates that the R7 zoning requirements can be met, and the required parking can be provided onsite. Any variances would be confirmed through the design review at the Development Permit stage.

### Policy Context

#### *City Plan – Future Land Use*

City Plan identifies the subject property within the Neighbourhood future land use designation, which supports a diversity of housing options ranging from single-unit dwellings, duplexes, ground-oriented multi-family (e.g. townhomes), low-rise apartment buildings (up to four-storeys). Rezoning to R7 is supported by *City Plan* and meets the policy objectives of the Neighbourhood designation to support infill housing near existing services, public amenities, and transit routes.

The applicant submitted several technical studies in support of the proposed rezoning including preliminary servicing reports to demonstrate feasible water, sanitary, and stormwater services. Staff have reviewed and accepted the studies which demonstrate the feasibility of the proof of concept with the understanding that further analysis will be required at the detailed design stage (development permit and building permit) to confirm the requirements for development.

### *City Plan – Mobility Network*

The subject property abuts Departure Bay Road to the east, Strongitharm Avenue to the north, and Lynburn Crescent to the west. Departure Bay Road is designated as a future Bus Frequent Transit (BFT) Line route and the closest transit stops are located approximately 200m south of the subject property north of the intersection of Departure Bay Road and Argyle Avenue.

Departure Bay Road is classified as an Urban Collector in Schedule 4 (“Road Network”) of *City Plan*. The current road dedication is approximately 20m. To accommodate a future 25m ‘Urban Collector’ cross-section, approximately 2.5m of road dedication along Departure Bay Road will be secured as a condition of rezoning.

Recent subdivision and infill development has occurred within the same city block as the subject property. To support this development pattern, the City has identified the need for a future north-south lane through the block, to serve historically deep residential lots ranging from approximately 90 m to over 100 m in depth. Lane dedication has already been secured on several properties within the block. As a condition of rezoning, a 7.0 m road reserve and statutory right-of-way will be secured through the subject property to accommodate the future lane. In addition, a temporary turnaround at the south end of the road reserve on the subject property will be secured as a rezoning condition, until such a time when the property develops and completes the lane connection.

### **Community Amenity Contribution**

In consideration of the increased land value associated with the proposed rezoning, the application was reviewed in accordance with Council’s Community Amenity Contribution (CAC) Policy. Based on the 2025 CAC rates in effect at the time of application, the estimated contribution is \$7,500 per townhouse unit. The subject property has the potential to have up to four dwelling units under the existing R5 zoning, which would result in a net density increase of 15 dwelling units under the proposed R7 zoning for the subject property based on the concept of 19 townhouse units. This would result an approximate total cash contribution of \$112,500 if a monetary CAC were provided.

The applicant submitted a CAC rationale indicating that no amenity contribution is warranted due to the project scope, negligible increase in density relative to the existing R5 zoning if the property were instead subdivided into four or five lots each allowing four units, and the financial impacts on the project of providing a CAC. The applicant notes that the rezoning is intended to enable a more cohesive development form on a single lot rather than to achieve additional density.

Staff acknowledge that the proposal represents a development scale and proposed density that is comparable to what could be achieved under the existing R5 zoning. While it is reasonable to infer that the site could accommodate approximately 16-20 units through subdivision under the existing R5 zone, potential development yield under existing zoning remains theoretical and cannot be confirmed without a subdivision application and full technical review, including access, servicing, and land dedication considerations.

As part of the proposed development, a portion of the raised pedestrian intersection at Strongitharm Avenue and Departure Bay Road is required to serve the site and will be secured through standard frontage and off-site improvement requirements. In accordance with the CAC Policy, construction of

the off-site portion of the raised pedestrian intersection represents an improvement that exceeds the bylaw requirements and provides a broader public benefit related to pedestrian safety and active transportation. The approximate value of this portion of the intersection improvements is \$12,500.

Staff support securing construction of this portion of the raised pedestrian intersection as an off-site, in-kind CAC. This approach recognizes the reduced scale of development while ensuring a demonstrable public benefit is delivered through the rezoning.

### **Conditions of Rezoning**

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2026 No. 4500.250”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication* – Road dedication with an approximate width of 2.5m along the Departure Bay Road frontage to the intersection of Strongitharm Avenue.
2. *Lane Dedication* – Registration of a Section 219 Covenant to secure a 7.0 m wide road reserve and a statutory right-of-way for a future north-south lane extending from Strongitharm Avenue through the subject property, to be dedicated at the time of future subdivision.
3. *Temporary Turnaround* – Registration of a Section 219 Covenant to secure a statutory right-of-way and require construction of a temporary turnaround at the south end of the lane, to remain in place until the lane is extended through future development of lands to the south.
4. *Off-Site Improvements* – Registration of a Section 219 Covenant to secure construction of a portion of the raised pedestrian intersection at the corner of Strongitharm Avenue and Departure Bay Road, to the City’s MoESS R-RLI standard, with the portion of the work that exceeds site-serving requirements provided as an off-site, in-kind community amenity contribution, at the time of future subdivision.
5. *No Build Covenant* – Registration of a Section 219 No-Build Covenant over the parent parcel to prohibit development prior to subdivision in accordance with the proposed zoning, while permitting reasonable expansion of existing buildings provided no encroachment occurs within the future lane road reserve.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT**

### **Public Notification**

Pursuant to Sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed “Zoning Amendment Bylaw 2026 No. 4500.250” as the bylaw is consistent with the *Official Community Plan (City Plan)* and the purpose of the bylaw is to facilitate a residential development as outlined in this report.

Statutory notification of first reading occurred on 2026-APR-02.

**Community Consultation**

The subject property is within the Departure Bay Neighbourhood Association area. The applicant hosted a Public Information Meeting (PIM) on 2024-SEP-19 at the Departure Bay Kin Hut (2730 Departure Bay Road), which was attended by approximately 45 members of the public. Key feedback included concerns regarding project density; compatibility with the existing neighbourhood character; building height and potential view impacts; traffic volumes and pedestrian safety on Lynburn Crescent, Strongitharm Avenue, and Departure Bay Road; the absence of sidewalks on local streets; the adequacy of visitor parking; and the lack of on-site open space or park amenities. Following the PIM, the property at 2555 Departure Bay Road was removed from the application, reducing the proposed development density to approximately 19 units based on the conceptual design.

Any future multi-family residential development consisting of more than four dwelling units on a single lot will require a Form and Character Development Permit (DPA8) should Council approve the rezoning. Form and character concerns identified through the Public Information Meeting will be reviewed and addressed through the Development Permit process. Staff support the proposed Zoning Bylaw amendment.

**KEY MESSAGES**

- This application is to rezone the subject property from Three and Four Unit Residential (R5) to Row House Residential (R7) to facilitate a multi-family development.
- The conceptual plans illustrate a townhouse development with 19 units.
- An in-kind Community Amenity Contribution (CAC) of a portion of a raised pedestrian intersection to the City’s MoESS R-RLI standard, where Strongitharm Avenue intersects with Departure Bay Road is proposed.
- The proposed rezoning is consistent with City Plan policies for the Neighbourhood future land use designation.
- Staff support the proposed Zoning Bylaw amendment.

**ATTACHMENTS**

- ATTACHMENT A: Subject Property Map  
 ATTACHMENT B: Conceptual Site Plan  
 ATTACHMENT C: Conceptual Building Perspectives  
 “Zoning Amendment Bylaw 2026 No. 4500.250”

**Authored by:**

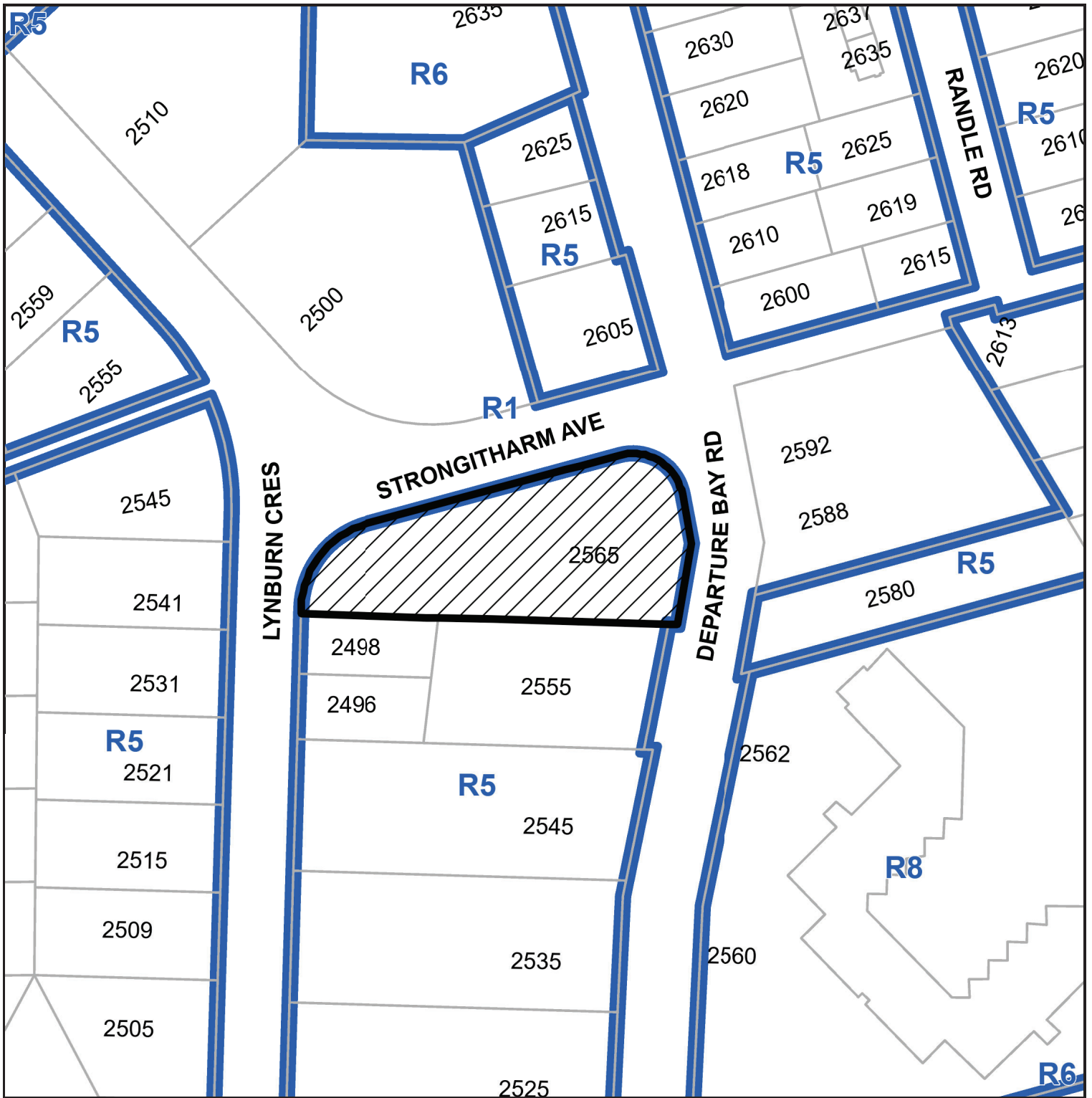
Cameron Salisbury  
 Planner II, Current Planning

**Concurrence by:**

Lainya Rowett  
 Manager, Current Planning

Jeremy Holm  
 Director, Planning and Development

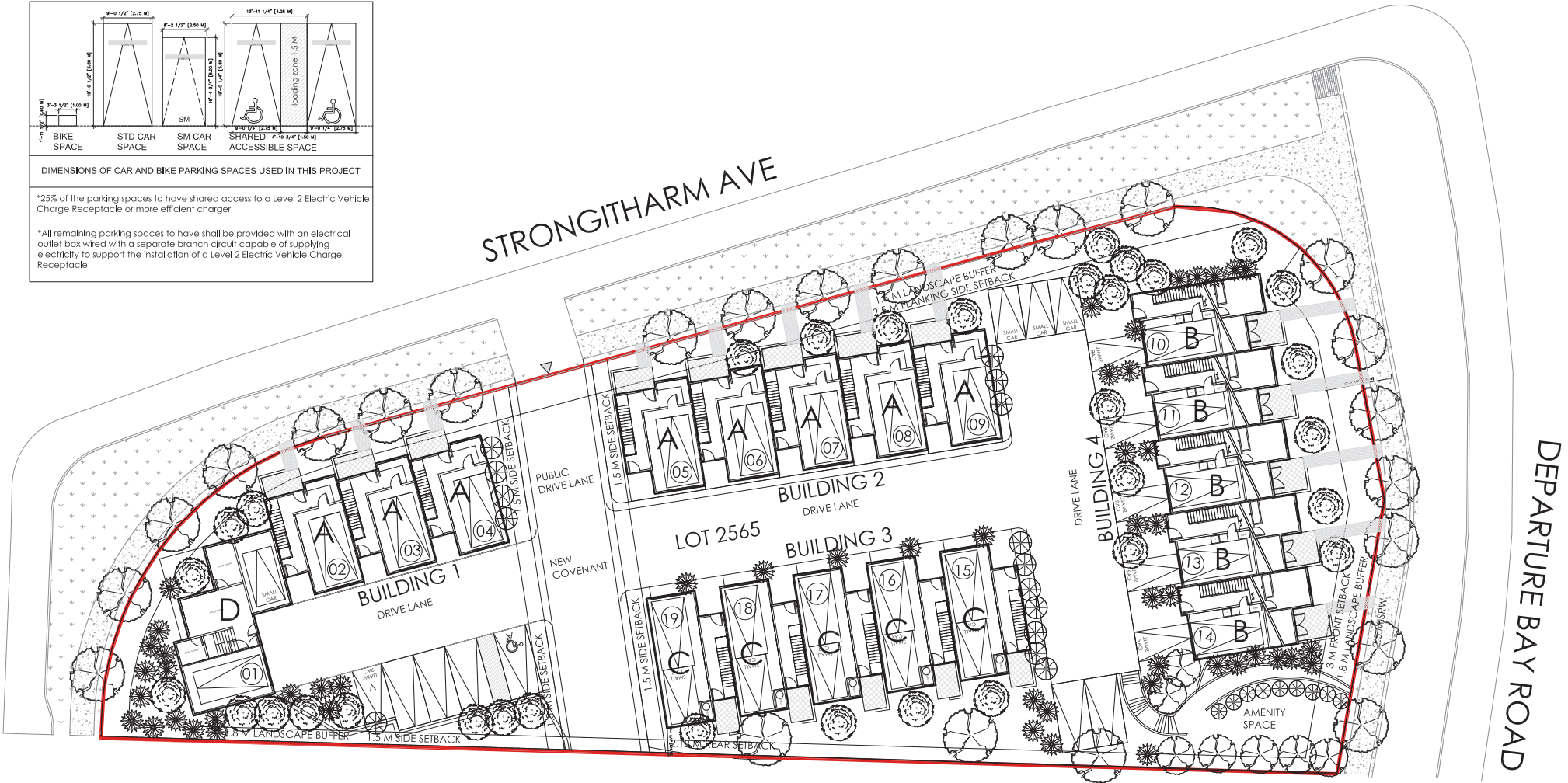
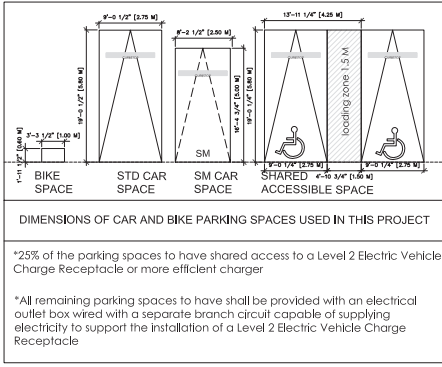
# ATTACHMENT A SUBJECT PROPERTY MAP



2565 DEPARTURE BAY ROAD

# ATTACHMENT B CONCEPTUAL SITE PLAN

R7 PROPOSED REZONE:



## SITE PLAN

SCALE 1:150

<p><b>JOYCE REID TROOST ARCHITECTURE</b> 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9</p> <p>joyce@jrtarch.com 250.714.8749 jrtarch.com</p>	<p>THE ORIGINAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR REVIEWING AND APPROVING ALL PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR REVIEWING AND APPROVING ALL PERMITS AND APPROVALS.</p>	<p>ARCH. STAMP</p>	<p><b>RECEIVED</b> DEPARTURE BAY TOWNHOMES <b>RA521</b> <b>2025-OCT-23</b> Current Planning</p> <p>2665 &amp; 2555 DEPARTURE BAY ROAD, NANAIMO, BC</p>	<p>CLIENT</p> <p>Natasha &amp; Daniel Marlinz</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION																												<p>DATE: AUGUST 29, 2024</p> <p>SCALE: SCALE 1:150</p>	<p>SITE PLAN</p>
					REV. DATE	NUMBER	DESCRIPTION																														
<p>DRAWN BY: JRT</p>					<p><b>A100</b></p>																																

# ATTACHMENT C CONCEPTUAL BUILDING PERSPECTIVES



VIEW BETWEEN BUILDING 2 & 4



BUILDING 4 FROM DEPARTURE BAY ROAD



BUILDING 2 FROM STRONGATHARM ROAD



BUILDING 2 FROM DRIVELANE

**JOYCE REID TROOST ARCHITECTURE**  
2515 GLENAYR DRIVE  
NANAIMO, BC V9S 3R9  
joyce@jrtarchitecture.com  
250.714.8749  
jrtarchitecture.com



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**RECEIVED**  
**RA521**  
**2025-OCT-23**  
Current Planning

**DEPARTURE BAY TOWNHOMES**  
2565 DEPARTURE BAY ROAD, NANAIMO, BC

CLIENT  
Natasha & Daniel Martinez

REV. DATE	NUMBER	DESCRIPTION
2024-08-29	01	0100-H000
24-11-2024	02	0200E
2024-09-05	03	0300E
2024-09-05	04	0400E-H01.02

DATE: AUG 29, 2024  
SCALE: SEE DRAWING  
DRAWN BY: JRT  
DRAWN BY: JRT

PERSPECTIVES  
**A301**



FRONT CORNER VIEW, BUILDING 1 FROM STRONGTHARM ROAD



FRONT BUILDING 2 FROM STRONGTHARM ROAD



BUILDING 4 FROM DEPARTURE BAY ROAD



BUILDING 3 AND 4



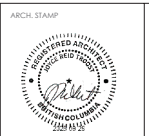
BUILDING 4 FROM STRONGTHARM ROAD



BUILDING 1 FROM STRONGTHARM ROAD

**JOYCE REID TROOST ARCHITECTURE**  
 2515 GLENAYR DRIVE  
 NANAIMO, BC V9S 3R9  
 joyce@jrtarchitecture.com  
 250.714.8749  
 jrtarchitecture.com

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**RECEIVED**  
**RA521**  
**2025-OCT-23**  
 Current Planning

**DEPARTURE BAY TOWNHOMES**  
 2565 DEPARTURE BAY ROAD, NANAIMO, BC

CLIENT  
 Natasha & Daniel Martinez

REV. DATE	NUMBER	DESCRIPTION
10-29-2024	01	0100-H0100
10-11-2024	02	0200E
10-08-2025	03	0300E
10-08-2025	04	0400E-H0100.02

DATE: AUG 29, 2024  
 SCALE: SEE DRAWING  
 DRAWN BY: JRT  
 DRAWN BY: JRT

PERSPECTIVES  
**A302**



AERIAL VIEW FROM DEPARTURE BAY ROAD



AERIAL VIEW FROM REAR OF LOTS



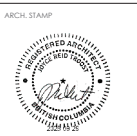
AERIAL VIEW FROM CORNER OF DEPARTURE BAY AND STRONGTHARM



AERIAL VIEW FROM DEPARTURE BAY ROAD

**JOYCE REID TROOST ARCHITECTURE**  
 2515 GLENAYR DRIVE  
 NANAIMO, BC V9S 3R9  
 joyce@jrtaarchitecture.com  
 250.714.8749  
 jrtaarchitecture.com

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**RECEIVED**  
**RA521**  
**2025-OCT-23**  
 Current Planning

**DEPARTURE BAY TOWNHOMES**  
 2565 DEPARTURE BAY ROAD, NANAIMO, BC

CLIENT: Natasha & Daniel Martinez

REV. DATE	NUMBER	DESCRIPTION
2025-08-04	01	0100-HOOD
24-11-2024	02	0200-06
2024-02-05	03	0300-06
2024-02-05	04	0400-06/02

DATE	DESCRIPTION
AUG 29, 2024	PERSPECTIVES
SCALE	SEE DRAWING
DRAWN BY	JRT
DRAWN BY	JRT

**A303**

CITY OF NANAIMO

BYLAW NO. 4500.250

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 479, 480, and 481 of the *Local Government Act*;

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

- 1. This Bylaw may be cited as "Zoning Amendment Bylaw 2026 No. 4500.250".
- 2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as AMENDED LOT 1, BLOCK B, SECTION 20, RANGE 8 MOUNTAIN DISTRICT AND OF SECTION 1 NANAIMO DISTRICT PLAN 7350 (2565 Departure Bay Road) from Three and Four Unit Residential (R5) to Row House Residential (R7) as shown on Schedule A.

PASSED FIRST READING: \_\_\_\_\_  
 PASSED SECOND READING: \_\_\_\_\_  
 PASSED THIRD READING: \_\_\_\_\_  
 ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000521  
 Address: 2565 Departure Bay Road



## Delegation Request

---

### **Delegation's Information:**

Nicole Smith has requested an appearance before Council.

City: Lantzville

Province: BC

### **Delegation Details:**

The requested date is 2026-APR-13

Bringing a presentation: No

Details of the Presentation: Rezoning application for Departure Bay Road property 2565  
- I will be speaking on behalf of myself and other neighbours who strongly oppose this rezoning application. We previously lived right next door to this property and specifically moved because of the rezoning application.

## Delegation Request

---

### **Delegation's Information:**

Rob Dykstra has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is 2026-APR-13

Bringing a presentation: No

Details of the Presentation: Rezoning application for property at 2565 Departure Bay Road - I will be providing information and opinion aiming to convince council members to decline this rezoning application from R-5 to R-7.

CITY OF NANAIMO

BYLAW NO. 7448

A BYLAW TO PROVIDE FOR HIGHWAY CLOSURE AND DEDICATION REMOVAL

---

WHEREAS Council has deemed it expedient to stop up, close to traffic and remove highway dedication of portions of Victoria Avenue and Corunna Avenue adjacent to 4295 Victoria Avenue for the purpose of consolidating the adjacent landowner's lands; and

WHEREAS all lands and premises immediately adjoining, and in the vicinity of the portions of highway that are stopped up and closed are adequately serviced by well-established highways giving convenient access to all such premises; and

WHEREAS pursuant to Sections 40(3) and (4) and Section 94 of the *Community Charter* the City of Nanaimo has published notice of its intention to adopt this Bylaw, has delivered notice to the operators of utilities whose transmission or distribution facilities or work Council considers will be affected, and has provided an opportunity for persons who consider they are affected to make representations to Council.

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

1. This Bylaw may be cited for all purposes as "Highway Closure and Dedication Removal Bylaw 2026 No. 7448".
2. Portions of Victoria Avenue and Corunna Avenue adjacent to 4295 Victoria Avenue comprising of Area 1: 325.2m<sup>2</sup> more or less, Area 2: 649.5m<sup>2</sup> more or less and Area 3: 18.9m<sup>2</sup>, shown as "Closed Road" on Plan EPP150927 prepared by Tyler Hansen, B.C.L.S., a reduced copy of which is attached as Schedule A hereto, are hereby closed to all traffic.
3. The highway dedication of portions of Victoria Avenue and Corunna Avenue referred to in Section 2 is hereby removed.
4. His Worship the Mayor and Corporate Officer are hereby authorized to execute all the necessary documents as may be required for the due completion of the aforesaid highway closure and dedication removal.

PASSED FIRST READING: 2026-MAR-23

PASSED SECOND READING: 2026-MAR-23

Notice of intention to proceed with this bylaw was published on the City's website on the 2<sup>nd</sup> day of April, 2026 and in the Nanaimo News Bulletin newspaper on the 8<sup>th</sup> day of April, 2026, pursuant to Section 94.2 of the *Community Charter*.

PASSED THIRD READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: LD004179





## REQUEST FOR SUPPORT APPLICATION FORM

Date of Request	March 24, 2026
Organization/Group making the request	Island Coastal Economic Trust
Contact Person	Brodie Guy
Address	#108 – 501 4th Street, Courtenay, B.C. V9N 1H3
Telephone	250-871-7797 ext. 1
Email Address:	brodie@islandcoastaltrust.ca
Type of Support Requested (Select one)	<input checked="" type="radio"/> Letter of Support in Principle <input type="radio"/> In-Kind Contribution <input type="radio"/> Partnership  <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>

### IF APPLICABLE:

Name of grant or program for which you are applying:

NOT APPLICABLE

Amount of Funding Requested: \_\_\_\_\_ Grant Due Date: \_\_\_\_\_

Grant Organization: \_\_\_\_\_

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 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](mailto: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](mailto:foi@nanaimo.ca).

**ATTACHED: LETTER FROM TRUST CEO WITH LINKS TO:  
INDEPENDENT LEGISLATIVE REVIEW, 2026  
FIRST NATIONS STRATEGIC RECOMMENDATIONS, 2025**



March 24, 2026

Sent via email: [legislative.Servicesoffice@nanaimo.ca](mailto:legislative.Servicesoffice@nanaimo.ca)

**RE: *Request Letter of Support — Island Coastal Economic Trust:  
Advancing Made-on-the-Coast Co-Governance Legislation***

Dear Mayor Krog and council,

We are at a pivotal moment for local economies across Vancouver Island and coastal communities — and the voice of your community matters.

Local leaders who govern Island Coastal Economic Trust are working to support the Province of British Columbia to advance a once-in-a-generation opportunity to modernize the Trust with a strategic investment to shape economic development across our region for decades. A brand-new [Independent Legislative Review — A Case For Change](#) — provides a compelling, evidence-based case for this change, identifying strategic investment as the essential foundation for modernizing the Trust and advancing co-governance with First Nations. This is something local governments and First Nations have sought since the Trust started, and now, enabling new legislation is being developed by the Ministry of Jobs and Economic Growth.

We are requesting the support of your council in this defining moment in Trust's history. Attached is a template letter for your council to consider sending to Minister Ravi Kahlon. At the Regional Advisory Committee meetings of the Trust, elected leaders encouraged each other to copy your local MLAs and, where possible, coordinate a joint letter with neighbouring councils, First Nations, and/or regional districts to amplify the message. Please feel free to adapt the template with stories and examples specific to your community — the Minister needs to hear the human and local economic impact of this work in your own words.

This advocacy builds on real momentum. Throughout early 2026, community leaders have engaged MLAs directly, building on recommendations from over 30 First Nations governments who contributed to the [First Nations Strategic Recommendations Report](#) — which is now actively informing the development of new legislation. Together, governments across our region have built a strong foundation. But the window is open now: legislative and investment decisions will be made in the months ahead, and elected voices like yours are essential to advancing this vision that is shared among local governments and First Nations.

Please reach out directly if I can support you in any way — I am ready to assist immediately.

With gratitude,



Brodie Guy  
Chief Executive Officer  
Island Coastal Economic Trust

encl. Template Letter of Support



**ISLAND COASTAL  
ECONOMIC TRUST**

[date]

Honourable Ravi Kahlon  
Minister of Jobs and Economic Growth  
Government of British Columbia  
[JEDI.Minister@gov.bc.ca](mailto:JEDI.Minister@gov.bc.ca)

Dear Minister Kahlon,

On behalf of (Council/regional Mayors/Regional District), we are writing to express our strong support for advancing legislation to modernize the Island Coastal Economic Trust and to position it for long-term impact through strategic provincial investment.

The work to renew the Trust represents a *Made on the Coast* initiative shaped and championed by coastal First Nations, local governments, and regional leaders working together toward a shared economic vision. Over the past several years, your Ministry's partnership has enabled meaningful engagement and co-development, resulting in an unprecedented level of regional alignment.

Across 53 First Nations governments, 35 local governments, and elected MLAs in the region, there is broad consensus that the Trust should evolve into a modern, co-governed regional economic development institution that reflects partnership, reconciliation, and shared responsibility.

The alignment has been achieved. The regional mandate is clear.

To carry this work forward, we respectfully urge the Province to bring forward legislation as soon as possible to formalize the renewed governance structure and provide long-term certainty for the Trust.

As government focuses on economic resilience, regional development, and disciplined spending in a period of global uncertainty, the Trust represents an established and accountable mechanism to advance those shared priorities. Over nearly two decades, the Trust has leveraged provincial investment into tangible economic outcomes in coastal communities, strengthening local economies and fostering collaboration across jurisdictions.

Strategic investment in a modernized Trust would build on that proven track record, protect prior public investment, and provide a focused vehicle to support economic transition in coastal and rural regions. This approach aligns with the Province's emphasis

on strengthening British Columbia’s economy while ensuring responsible stewardship of public funds.

As municipal leaders, we see firsthand the importance of strong regional institutions in supporting jobs, innovation, and community stability. With modernized governance and renewed capital, the Trust is well positioned to continue delivering measurable results for British Columbians.

Our region stands united behind this vision. Such consensus around a regional economic priority is rare and reflects years of careful collaboration.

We look forward to working with you to advance both the legislative and investment components necessary to secure the Trust’s future.

Sincerely,

[Mayor / Council]

[Local Government]

DRAFT

**From:** Joanne Malar <[jmalar@rdos.bc.ca](mailto:jmalar@rdos.bc.ca)>  
**Sent:** Wednesday, February 11, 2026 12:35 PM

**Subject:** Request for support: Orphan Dike Advocacy Letter

Hello Regional District CAOs,

The Regional District of Okanagan-Similkameen (RDOS) has received board approval to send an **Orphan Dike Advocacy Letter** to the Honourable David Eby, Premier of BC, requesting that the Province assume responsibility for orphan dikes and establish a provincial management program (see RDOS administrative report attached and RDOS motion below from February 5, 2026).

The RDOS is reaching out to all Regional Districts in British Columbia to request your support and authorization to include your name and logo as signatories on this advocacy letter (see draft letter attached).

We are kindly seeking your support to:

- Request that your board authorize your Regional District to support this advocacy letter and include your RD's name and logo as signatories
- Ask your member municipalities to seek endorsement from their councils to support this advocacy letter
- Please provide your intentions of support to [communications@rdos.bc.ca](mailto:communications@rdos.bc.ca)

The RDOS has also sent out a letter to First Nation communities requesting the same support.

Effective management of orphan dikes is critical for Regional Districts, as unmanaged and ownerless flood protection infrastructure poses significant risks to life safety, homes, agriculture, transportation corridors, and shared critical infrastructure. Given incomplete provincial inventories and the legacy nature of flood protection works, no Regional District in British Columbia can conclusively demonstrate the absence of orphan dikes within its jurisdiction. These risks extend beyond jurisdictional boundaries: even Regional Districts without known orphan dikes may be impacted by downstream or regional failures, which can trigger widespread flooding, strain emergency response and recovery resources, and cause economic disruption that exceeds local capacity. As a result, orphan dike management represents a collective, province-wide concern requiring coordinated stewardship, governance, and long-term investment.

Thank you for your attention to this important matter. Your support is invaluable to address this critical issue.



Sincerely,

Joanne Malar on behalf of RDOS CAO, Jim Zaffino

*One Region Working Together*

**Joanne Malar** (she/her) ● Communications Coordinator

Regional District of Okanagan-Similkameen  
101 Martin Street, Penticton, BC V2A 5J9  
p. 250-490-4387 ● tf. 1-877-610-3737 ● f. 250-492-0063  
[www.rdos.bc.ca](http://www.rdos.bc.ca) ● [jmalar@rdos.bc.ca](mailto:jmalar@rdos.bc.ca)

The RDOS is located within the traditional and ancestral territory of the syilx Okanagan and sməłqmíx peoples.

*This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/ or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.*

## **RDOS MOTION**

(Unweighted Corporate Vote - Simple Majority)

- **RECOMMENDATION**

THAT the Board authorize the Chair to sign the Orphan Dike Advocacy Letter addressed to the Honorable David Eby, Premier of British Columbia, requesting that the Province assume responsibility for orphan dikes and establish a Provincial management program; and,

THAT the CAO be directed to forward the letter to First Nations and Regional Districts across British Columbia, requesting their support and authorization to include their names and logos as signatories; and,

THAT regional districts be asked to contact their member municipalities to encourage their endorsement and authorization to add their names and logos to the collective letter.

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** February 5, 2026

**RE:** Board support to Sign Orphan Dike Advocacy Letter & Request for Province to Assume Responsibility

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### **Administrative Recommendation:**

**THAT** the Board authorize the Chair to sign the Orphan Dike Advocacy Letter addressed to the Honorable David Eby, Premier of British Columbia, requesting that the Province assume responsibility for orphan dikes and establish a Provincial management program; and,

**THAT** the CAO be directed to forward the letter to First Nations and Regional Districts across British Columbia, requesting their support and authorization to include their names and logos as signatories; and,

**THAT** regional districts be asked to contact their member municipalities to encourage their endorsement and authorization to add their names and logos to the collective letter.

### **Purpose:**

To obtain Board authorization for the Chair to sign the Provincial Orphan Dike Advocacy Letter and to coordinate participation from First Nations, Regional Districts, and municipalities. Across British Columbia, more than 100 orphan dikes—totalling approximately 85 kilometres—lack an identified owner, diking authority, or long-term maintenance program. Their deteriorating condition presents significant risks to public safety, infrastructure, and emergency response capacity.

### **Strategic Priorities:**

3.3 Influence Other Orders of Government

### **ANALYSIS: WHY THE PROVINCE MUST ASSUME RESPONSIBILITY**

#### 1. Public Safety Requires Single Responsible Authority

Orphan dikes currently exist in a governance vacuum, with no assigned owner, operator, or qualified diking authority responsible for inspection, maintenance, emergency repair, or long-term capital

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upgrades. When structures intended to protect communities from floods have no oversight, the result is uneven standards, inconsistent, or no monitoring, and heightened vulnerability.

The Province's own Fraser Basin Council Flood Risk Assessment identified that many orphan dikes do not meet Provincial safety requirements, lack engineering documentation, and have not been regularly inspected or certified. Without a single authority accountable for maintaining these structures to consistent Provincial standards, communities face unnecessary and avoidable risk.

Centralized responsibility at the Provincial level would ensure uniform engineering practice, risk-based prioritization, and coordinated emergency response across British Columbia's watershed systems — something no individual local government, particularly small or rural jurisdictions, can provide.

## 2. Local Governments & First Nations Cannot Shoulder the Burden.

Restoring, upgrading, and maintaining orphan dikes requires specialized engineering expertise, ongoing inspection regimes, and significant capital investment. The UBCM and multiple Provincial studies have repeatedly concluded that the financial burden far exceeds the capacity of local governments and First Nations communities.

This especially is true for smaller Indigenous, Regional Districts, and Municipalities with limited tax bases. For these jurisdictions, assuming responsibility would require unsustainable tax increases or reallocation of scarce funds away from critical services.

Furthermore, many communities lack internal technical staff qualified in dike inspection, hydrotechnical engineering, or flood hazard management. As a result, even if funding were available, these communities could not safely or efficiently take over orphan dike responsibility.

Only the Province has the scale, expertise, and fiscal capacity to manage such significant Provincial-scale infrastructure safely and equitably.

## 3. These Structures Are Often on Crown Land.

A large portion of British Columbia's orphan dikes were constructed decades ago on Crown land, often during past flood emergencies or Federal/Provincial public works programs. First Nations and local

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governments do not have jurisdictional authority on these Crown parcels, nor do they derive taxation benefit from the land.

It is unreasonable and legally unclear for First Nations or Local governments to assume responsibility for infrastructure they do not own, cannot legally control, and in many cases cannot access without permission.

This situation creates a governance gap where no level of government has clear authority to intervene, despite the structures posing a public safety risk. Provincial ownership of Crown land means the Province is the only entity with the authority necessary to manage these assets properly.

#### 4. Provincial Risk Assessment Already Identifies the Threat.

The Province funded and received the Fraser Basin Council's Provincial flood and dike risk assessment, which concluded that many orphan dikes are structurally deficient, poorly documented, and high-risk. Despite this, no Provincial program has been implemented to address the findings.

This creates a contradiction:

- The Province has explicit knowledge of the risks.
- The Province has not implemented a long-term stewardship solution.
- Communities remain exposed to hazards identified by Provincial analysis.

Given that the Province already relies on engineering-based flood hazard assessments to guide investment decisions in other areas (e.g., major river systems, coastal flood infrastructure), extending Provincial responsibility to orphan dikes is a logical continuation of existing risk management practice.

#### 5. Coordinated Provincial Stewardship Prevents Future Failures.

The 2021 failure of the Similkameen River orphan dike illustrates the consequences of fragmented responsibility. Without clear oversight, maintenance schedules lapse, structural deficiencies go unaddressed, and no authority steps in until after a disaster occurs.

A Provincial coordinated program would:

- Apply consistent engineering standards province-wide
- Establish long-term maintenance cycles
- Prioritize upgrades based on province-wide hazard assessments
- Provide predictable funding for capital improvements

- 
- Ensure integrated emergency response coordination
  - Reduce long-term disaster recovery costs that ultimately fall to the Province anyway

A proactive, province-led approach is more cost-effective, more efficient, and more protective of communities compared with the reactive, ad hoc system currently in place.

**Financial Implications:**

There are no direct financial implications for the RDOS in signing or circulating the letter.

**Communication Strategy:**

Information will be posted on the RDOS website, social media channels, and sent to local media via email.

**Alternatives:**

**THAT** the Board does not authorize the Chair to sign the Orphan Dike Advocacy Letter addressed to the Honorable David Eby, Premier of British Columbia, requesting that the Province assume responsibility for orphan dikes and establish a Provincial management program.

Will a PowerPoint presentation be presented at the meeting? No

Written by staff and reviewed by Copilot - Yes.

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**Respectfully submitted:**

Jim Zaffino

J. Zaffino, Chief Administrative Officer

**Date: TBA**

**To:** The Honorable David Eby

Premier of British Columbia

Office of the Premier

PO Box 9041 STN Prov Gov't

Victoria BC V8W 9E1

Province of British Columbia

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## **Re: Provincial leadership needed for orphan dike responsibility and long-term flood protection**

Dear Premier

We, the undersigned First Nations, Municipal, and Regional District governments across British Columbia, are writing to collectively express our deep concern regarding the condition, safety risks, and lack of governance surrounding orphan dikes, many of which are located on Crown land.

British Columbia has more than 100 orphan dikes structures, totaling approximately 85km in length, however, there is no identified diking authority, no responsible owner, and no long-term maintenance plan. Many of these dikes were constructed during historical emergency events without engineering standards and now fail to meet provincial safety requirements.

The Fraser Basin Council's provincial risk assessment, funded by the Province, confirmed widespread deficiencies and highlighted the significant risk these structures pose to communities, yet no long-term strategy or provincial stewardship program has followed.

The Province is stating that the responsibility for orphan dikes lies with local governments. However, orphan dikes, especially those on Crown land, fall outside any jurisdiction, leaving communities vulnerable. An example is the 2021 failure of the Similkameen River orphan dike, which resulted in severe flooding and property damage. The failure of the orphan dike is evidence of the real danger posed when no authority is responsible for these structures.

First Nations and local governments cannot assume responsibility for these assets. The Union of BC Municipalities (UBCM) and provincial reviews clearly state that the costs of restoring, upgrading, and maintaining orphan dikes far exceed the financial capacity of local jurisdictions.

Compounding this, a dike failure presents a direct risk to life safety, homes, agricultural land, transportation networks, and community infrastructure. Fragmented responsibility and unclear

ownership are unacceptable given the risks. A single point of responsibility is necessary to ensure consistent standards, proper engineering oversight, and effective emergency response.

**Accordingly, we formally request that the Province of British Columbia:**

1. Assume full responsibility for all orphan dike.
2. Establish and fund in conjunction with a provincial orphan dike management program including upgrades, rehabilitation, and long-term maintenance.
3. Ensure the program includes stable, predictable provincial funding for ongoing operations and emergency preparedness.
4. Designate a single accountable provincial authority for oversight and maintenance of these structures.
5. Engage in meaningful collaboration with First Nations, municipalities, and regional districts throughout implementation.

We urge the Province to take immediate action to address these longstanding safety and governance gaps and to protect the lives, property, and economies of communities throughout the province.

We look forward to your leadership and stand ready to collaborate on this critical matter.

Respectfully,

[Signing First Nations / Municipal / Regional District]

[Names and Titles of Authorized Representatives]

FOR: FINANCE AND AUDIT COMMITTEE  
MEETING DATE: [March 18, 2026]  
DEPARTMENT: PLANNING & DEVELOPMENT  
FINANCE  
SUBJECT: **DEVELOPMENT COST CHARGE REDUCTION BYLAW**

**OVERVIEW**

**Purpose of Report**

The purpose of this report is to present the proposed eligibility criteria for a Development Cost Charge (DCC) Reduction Bylaw and to outline the potential financial impacts to the City's Financial Plan.

**Recommendation**

That the Finance and Audit Committee recommend that Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 50% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report dated 2026-MAR-18.

**BACKGROUND**

As part of the DCC Bylaw update, and development of an ACC Bylaw, Council directed Staff to proceed with a new DCC and ACC Waivers and Reductions Bylaw to provide an incentive for the development of not-for-profit rental housing and supportive housing (2025-JUL-07 Council meeting).

Section 563 of the *Local Government Act* (LGA) allows the City to waive or reduce DCCs for the following categories:

- Not-for-profit rental housing, including supportive living housing;
- For-profit affordable rental housing;
- A subdivision of small lots that is designed to result in low greenhouse gas emissions; and,
- A development that is designed to result in a low environmental impact.

Section 570.6 of the LGA allows the City to waive or reduce ACCs for the following categories:

- Not-for-profit rental housing, including supportive living housing;
- For-profit affordable rental housing; and,
- Housing that is subject to requirements under an affordable and special needs housing zoning bylaw.

However, the LGA and B.C. Regulation 156/2024 also states that ACCs cannot be charged for prescribed classes of affordable housing. The prescribed classes of affordable housing are similar to the housing outlined in the proposed DCC reduction eligibility criteria (in Attachment A). For this reason, an ACC reduction bylaw is not needed given the proposed eligibility criteria.

It is important to provide incentives for non-market housing because the City's *2024 Interim Housing Needs Report* estimates that Nanaimo will need 12,962 new housing units between 2021-2031 (10-years), with 7,001 (54%) of the units needing to be non-market housing units. Also, the *Provincial Housing Target Order* requires the City to approve occupancy permits for 4,703 new housing units by 2029, with 1,929 (41%) of the units needing to be below-market housing units, and 108 (2%) supportive housing units. Over the last several years, high construction costs and other market forces are making the viability of new and in-stream non-market rental housing projects challenging to achieve, and the City is often requested to provide support for these projects.

Official Community Plan (City Plan) policy C3.2.6 states the City should consider providing DCC reductions to provide incentives for affordable housing. The City's current *Development Cost Charge Bylaw No. 7252* offers a 50% DCC waiver for not-for-profit rental and supportive housing units that meet the following criteria:

- The dwelling unit must be occupied by individuals whose income does not exceed the Housing Income Limit for the City (established by BC Housing), and where 12 months rent for the unit does not exceed 30% of the occupant's collective before-tax annual income.
- At least 50% of the land must be owned by the Government of British Columbia, the Government of Canada, a local government, a public housing authority, or a registered not-for-profit corporation.
- At least 30% of the units in the development must be not-for-profit rental or supportive housing units.
- A housing agreement securing the not-for-profit housing units must be registered on the title of the land.

Note that development in Nanaimo may also be subject to the Regional District of Nanaimo (RDN) *Southern Wastewater Treatment DCC Bylaw No. 1547*, however, the RDN also offers a 50% DCC reduction for eligible not-for-profit rental and supportive housing.

In this report Staff are recommending that the City continue to offer a 50% DCC reduction for not-for-profit rental and supportive housing, with some updates to the eligibility criteria as shown in Attachment A.

## **DISCUSSION**

To inform a proposed new DCC Reduction Bylaw Staff have reviewed: i) the public input received during the fall 2025 DCC and ACC engagement process; ii) DCC waiver and reduction programs from other municipalities; and iii) the Provincial DCC Best Practices Guide published in March 2025.

The *City of Nanaimo ACCs and DCCs: Engagement Summary (2025-NOV-05)* identifies that while there is general support for a DCC reduction program, there is also a need to update the program to improve effectiveness. Many of BC Housing's non-market housing developments in the City have qualified for a DCC reduction in recent years, however, due to the changing

criteria of federal and provincial funding programs for non-market housing, it is important to offer more flexibility with the exemption criteria to provide incentives for non-market housing.

A summary of the DCC waiver and reduction programs from other municipalities can be found in Attachment B, and is summarized below:

- Burnaby, District of Saanich, Langley, and North Vancouver offer a **100% DCC reduction** for non-market housing with various eligibility requirements relating to income level, rent charged for the units, and non-profit ownership and/or management of the units. Depending on available budget, Victoria also offers 100% DCC reductions for eligible units, and Burnaby offers a 50% DCC and ACC reduction for not-for-profit student housing.
- Port Moody offers a **50% DCC reduction** for housing owned by BC Housing, CMHC, housing corporation, or registered society, and housing units must be rented to tenants with a household income less than published rates.
- Central Saanich offers a **30% DCC reduction** for not-for-profit rental housing.
- Kelowna offers an approximate range of **10-25% DCC reduction** through a DCC grant policy for non-market rental housing units.
- While most local governments offer DCC waivers and reductions by bylaw, both Victoria and Kelowna have opted to offer DCC waivers and reductions through a Council policy. (See Option 3 for Council consideration).

Staff recommend that the City continue to offer a 50% DCC reduction for not-for-profit rental and supportive housing units. To ensure the effectiveness of the DCC reduction program, Staff recommend that:

- The eligibility criteria for the DCC reduction be updated, as shown in Attachment A;
- The DCC Reduction Bylaw be a separate bylaw such that it can be reviewed and updated as needed. A separate bylaw avoids the need for Provincial approval;
- An application process be introduced such that all those who are seeking a DCC reduction must apply for the purpose of providing information and evidence that they meet the eligibility criteria; and,
- Established housing agreements be monitored by Staff, with follow-up on reporting requirements in each agreement. This will help to ensure the long-term protection of non-market housing units.

**FINANCIAL CONSIDERATIONS**

The *Development Cost Charge Best Practices Guide (March 2025)* states that local governments should account for the potential loss of revenue for funding infrastructure when DCC reductions are offered for eligible development. Also, that local governments should consider the following actions to effectively administer DCC reductions:

- Estimate and disclose the value of reductions in the annual DCC reports to maintain transparency and ensure informed decision-making;
- Track and regularly report on the number of developments that qualify for waivers and reductions over the timeframe of the DCC bylaw;
- To ensure the City’s reserve fund remains sufficient to fund planned infrastructure, budget for and contribute an amount equivalent to the reduced fees into the DCC reserve funds from property taxes; and,
- Periodically review the reduction eligibility criteria to ensure alignment with the Official Community Plan (City Plan) and other strategic planning documents.

Between 2021 and 2025, the City issued Development Cost Charge (DCC) reductions for an average of 50 non-market housing units per year. Based on known proposed and in-stream applications for not-for-profit rental and supportive housing, it is anticipated that approximately 75 units may seek a DCC reduction annually over the next several years. Table 1 outlines the future budget implications of providing a 50% DCC reduction for between 50 and 150 units annually, based on the proposed new DCC rates expected to be in place by January 2027 and January 2028.

**Table 1: Annual Budget Implications of a 50% DCC Reduction in the Proposed NEW DCC Program**

<b>50% DCC Reduction</b> <i>assuming high density DCC rate</i>	<b>January 2027</b>	<b>January 2028</b> <i>includes DCC rate for police and fire facilities</i>
<b>50 units/year</b>	\$366,379.75	\$440,805.00
<b>75 units/year</b>	\$549,569.63	\$661,207.50
<b>100 units/year</b>	\$732,759.50	\$881,610.00
<b>150 units/year</b>	\$1,099,139.25	\$1,322,415.00

Given the projected demand, Staff recommend that the Financial Plan include sufficient funding to support a 50% DCC reduction for 75 not-for-profit rental and supportive housing units annually. Should the number of eligible units in any given year exceed this amount, a negative budget variance would occur. Conversely, in years where demand is lower than 75 units, any unspent budget would be carried forward to the following year to help address fluctuations in application volumes.

For 2026, the 2025 Surplus Report dated 2026-MAR-18 recommends allocating \$250,000 of the 2025 surplus to fund approximately 75 units, based on current DCC rates.

Based on the effective dates of the new DCC bylaws and the level of reduction selected by Council, the Waivers and Reductions budget in the 2027–2031 Financial Plan will be updated to

reflect the value of the reductions calculated using the new rates, with the City's share funded through property taxation.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT**

The public engagement process for the DCC Update, and introduction to the ACC program was completed in the fall of 2025, and the results were presented at the 2025-DEC-08 Governance and Priorities Committee meeting. The survey results show that of the 62 respondents:

- 28 respondents (45%) indicated their support for a new DCC reduction on eligible developments; 24 respondents (39%) selected they were against a new DCC reduction, and 10 respondents (16%) selected neutral.
- 17 respondents (27%) selected that the current DCC reduction is still effective; 24 respondents (39%) indicated that the current DCC reduction is not effective; and 21 (34%) indicated that they are neutral.

The proposed updated eligibility criteria for a DCC reduction (Attachment A) is based on best practice from other municipalities, Staff knowledge of past and upcoming non-market housing developments, as well as interviews with non-market housing providers. It is recommended that the City periodically review the reduction eligibility criteria to ensure alignment with the Official Community Plan (City Plan) and other strategic City priorities. |

### **ALIGNMENT WITH CITY PLAN**

The report is aligned with the following City goals:

- A Green Nanaimo: Resilient and Regenerative Ecosystems
- A Connected Nanaimo: Equitable Access and Mobility
- A Healthy Nanaimo: Community Wellbeing and Livability
  - C3.2 Affordable Housing (C3.2.6)
- An Empowered Nanaimo: Reconciliation, Representation and Inclusion
- A Prosperous Nanaimo: Thriving and Resilient Economy |

### **ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES**

The report is aligned with the following Council Strategic Framework priorities:

- Implementing City Plan Action Plans and Key City Management Plans
- Social, Health and Public Safety Challenges
- Maintaining and Growing Current Services
- Capital Projects
- Communicating with the Community
- Governance and Corporate Excellence |

## **NEXT STEPS**

It is recommended that Staff be directed to prepare a DCC Reduction Bylaw with eligibility criteria as proposed in Attachment A. ]

## **OPTIONS**

1. That the Finance and Audit Committee recommend that Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 50% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report dated 2026-MAR-18.
  - The advantages of this option: The new DCC program would be continuing to offer a 50% DCC reduction for much needed non-market housing in the City.
  - The disadvantages of this option: Supplementing the DCC reserve fund will be required. The bylaw DCC reduction program option does not cap the number of units eligible for reductions in any given year. In years with high demand, the value of DCC reductions issued could exceed the approved budget allocation, creating the risk of a budget deficit.
  - Financial Implications: With the proposed new DCC program, funding a DCC reduction for 75 units in 2028 would cost \$549,570, and would cost \$661,208 annually in following years.
  
2. That the Finance and Audit Committee recommend:
  - i) That Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a **100% DCC reduction** for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report dated 2026-MAR-18; and,
  - ii) That Council direct Staff to include in the 2027 – 2031 Financial Plan an annual budget to fund a 100% Development Cost Charge (DCC) reduction program for 75 not-for-profit rental and supportive housing units annually.
    - The advantages of this option: A 100% DCC reduction would provide an incentive for more non-market housing in the City.
    - The disadvantages of this option: Supplementing the DCC reserve fund will be required. The program does not cap the number of units eligible for reductions in any given year. In years with high demand, the value of DCC reductions issued could exceed the approved budget allocation, creating the risk of a budget deficit.
    - Financial Implications: Table 2 outlines the budget implications for a 100% DCC reduction for 50-150 units annually based on the proposed new DCC rates expected to be in place by January 2027 and January 2028.

**Table 2: Annual Budget Implications of a 100% DCC Reduction in the Proposed NEW DCC Program**

<b>100% DCC Reduction</b> <i>assuming high density DCC rate</i>	<b>January 2027</b>	<b>January 2028</b> <i>includes DCC rate for police and fire facilities</i>
<b>50 units/year</b>	\$732,759.50	\$881,610.00
<b>75 units/year</b>	\$1,099,139.25	\$1,322,415.00
<b>100 units/year</b>	\$1,465,519.00	\$1,763,220.00
<b>150 units/year</b>	\$2,198,278.50	\$2,644,830.00

3. That the Finance and Audit Committee recommend:
- i) That Council direct Staff to proceed with a **Development Cost Charge (DCC) Reduction Policy**, with a 50% DCC reduction, and with eligibility criteria as proposed in the Staff Report dated 2026-MAR-18.
    - The advantages of this option: Staff would present each DCC reduction request to Council for consideration of approval, such that the budget implications of each DCC reduction could be considered individually on their own merits, with consideration of other City priorities.
    - The disadvantages of this option: The DCC reduction request would need to be presented to Council along with the Development Permit application for the development. Approval of each reduction request would be at Council's discretion and subject to available budget. With this approach the non-market housing provider would have less certainty about DCC costs when creating a project budget.
    - Financial Implications: The City could set an annual maximum amount of funds available for DCC reductions, reducing uncertainty for the City budget. The amount available per dwelling unit could be determined based on the number of eligible units that have applied, and the amount of funds allocated through the annual budget process and available in the given year.

**KEY MESSAGES**

- As part of the DCC Bylaw update, and development of an ACC Bylaw, Council directed Staff to proceed with a new waivers and reductions bylaw to provide an incentive for the development of not-for-profit rental housing and supportive housing (2025-JUL-07 Council meeting).
- ACC reductions are not required at this time because ACCs cannot be applied to the affordable housing as proposed in the DCC reduction eligibility criteria.
- To inform a proposed new DCC Reduction Bylaw Staff have reviewed public input received during the fall 2025 engagement process, programs from other municipalities, as well as recent best practices.
- It is recommended to proceed with a DCC Reduction Bylaw that offers a 50% reduction for not-for-profit rental and supportive housing, and that the Financial Plan be amended to supplement reductions for 75 not-for-profit rental and supportive housing units annually.

**ATTACHMENTS**

ATTACHMENT A: Proposed Eligibility Criteria for a 50% DCC Reduction

ATTACHMENT B: Summary of DCC Waiver and Reduction Programs

**Authored by:**

Lisa Brinkman  
Manager of Community Planning

Wendy Fulla  
Director of Finance

**Concurrence by:**

Jeremy Holm  
Director of Planning & Development

Laura Mercer  
General Manager of Corporate Services

## ATTACHMENT A

### PROPOSED ELIGIBILITY CRITERIA FOR A 50% DCC REDUCTION

Proposed Eligibility Criteria for a 50% DCC Reduction			Rationale
1.	<b>Applicability</b>	The DCC reduction can be applied to any not-for-profit rental and supportive housing unit in the City that meets the eligibility criteria.	The proposed updated criteria creates more flexibility for applicants by eliminating the requirement that 30% of the units in the development must be non-market units, as is required in the current DCC bylaw.
2.	<b>Tenure</b>	<p>Not-for-profit rental dwelling units, and supportive housing units. Supportive housing is permanent housing that is subsidized to be lower than the average cost of market housing, and has on-site supports for people to transition out of homelessness.</p> <p>The not-for-profit rental dwelling unit and supportive housing unit must be owned or leased by a government agency or a registered non-profit society.</p>	To allow for flexibility and partnerships, the parcel of land can be owned by a for-profit or non-profit organization, which could mean market units are also provided on the property. However, the eligible dwelling unit (for a DCC reduction) must be owned by a government agency or a registered non-profit society to ensure the unit remains non-market.
3.	<b>Monthly Rent Rate</b>	The dwelling unit must be rented for a monthly rate that is less than the current average market rent rate (for a comparable size unit) published by the Canada Mortgage and Housing Corporation (CMHC) for the City of Nanaimo.	The current CMHC average monthly market rent rate is: \$1,244 for a studio unit; \$1,526 for a one-bedroom unit; \$1,910 for a two-bedroom unit; and \$1,999 for a three-bedroom unit. This criteria, in combination with the other criteria, will ensure the City is securing the non-market use in exchange for the benefit of the DCC reduction. Also, the proposed updated criteria allows for flexibility by requiring a commitment to a low monthly rent rate, rather than the income of the tenant.
4.	<b>Operating Agreement</b>	An operating agreement must be in place to manage the dwelling unit, and the agreement must be with a government agency or registered non-profit society.	The proposed updated criteria creates more flexibility for applicants by requiring an operating agreement for eligible units, such that it is the operator who ensures tenants meet affordability qualifications to reside in the unit.

5.	<b>Housing Agreement</b>	A housing agreement, securing the not-for-profit rental and supportive housing, must be registered on the title of the land.	Section 483 of the Local Government Act allows municipalities to require that a Housing Agreement be registered on the title of the land to the secure terms and conditions of the non-market housing. Through the housing agreement process for each DCC reduction application, the terms and conditions can be determined, presented to Council for consideration in the required Housing Agreement Bylaw, and registered on the title of the land.
6.	<b>Term of Commitment</b>	The term of the housing agreement, and commitment to the not-for-profit rental and supportive housing, must be for a minimum of 60 years.	It is proposed that the required housing agreement term be 60 years, to ensure the City receives a long-term benefit from the DCC reduction provided.

## ATTACHMENT B SUMMARY OF DCC WAIVER AND REDUCTION PROGRAMS

Municipality	Summary of DCC Waiver and Reduction Programs	
<b>Burnaby</b>	DCC & ACC Waivers and Reductions Bylaw 2024	<p><b>100%</b> DCC reduction for affordable housing as defined by regulation under Section 570.4(5) of the LGA. <i>Prescribed Classes of Affordable Housing Regulation 156/2024</i></p> <p><b>50%</b> DCC and ACC reduction for not-for-profit student rental housing.</p>
<b>District of Saanich</b>	DCC Reduction Bylaw 2020	<p><b>100%</b> DCC reduction for not-for-profit rental housing owned by a public authority or not-for-profit society. The housing agreement must secure rental units for 20 years, and the units must be rented for a monthly rate that is less than the median market rent published by CMHC (or in accordance with an executed agreement between the District and BC Housing or CMHC).</p> <p><b>25%</b> DCC reduction for housing units that are rented for a monthly rate that is 10% less than the current median market rent levels published by CMHC, and secured with a housing agreement for a 20-year term.</p>
<b>Langley</b>	DCC Waiver Bylaw 2023	<p><b>100%</b> DCC reduction for not-for-profit housing where 30% of the units are rented for a monthly rental rate less than the rate identified by Township, and the units are rented to households with a lower annual income (using complex formula).</p>
<b>North Vancouver</b>	DCC Waiver Bylaw 2017	<p><b>100%</b> DCC reduction for that portion of a development which provides non-profit rental housing, is owned by a non-profit society, and is secured through a zoning restriction and a covenant on title which restricts the use of that portion of the applicable development class for the life of that portion of the building. No monthly rent rate required. No income level criteria.</p>
<b>Victoria</b>	DCC Grant Policy 2024	<p><b>100%</b> DCC waiver for non-government, non-profit organizations that deliver housing for low income or moderate-income households. A non-profit agency must be the long-term operator of the housing units. Conditions are finalized in the housing agreement specific to each development.</p>
<b>Port Moody</b>	DCC Reduction Bylaw 2019	<p><b>50%</b> DCC reduction for housing owned by BC Housing, CMHC, housing corporation, or registered society, and housing units are rented to tenants with a household income less than the HIL or CMHC published rate. A housing agreement/covenant is required to be registered on title.</p> <p><b>25%</b> DCC reduction for units that are rented for not more than 85% of the current median market rent levels established by CMHC.</p>

<b>Central Saanich</b>	DCC Reduction Bylaw 2019	<p><b>30%</b> DCC reduction for not-for-profit rental and supportive housing, owned by government agency, housing authority, or not-for-profit agency, and the project is receiving funds from the government.</p> <p><b>30%</b> DCC reduction for housing units where the rent charged does not exceed 30% of the CMHC median housing gross income for the Capital Regional District, and a housing agreement is registered securing the units for 10 years.</p>
<b>Kelowna</b>	Rental Housing Grants Eligibility Policy 2024	<p>Approximately <b>10-25%</b> DCC grant for eligible non-market rental housing units managed by a non-profit society, and where an operating agreement and housing agreement is secured. Conditions are finalized in the housing agreement specific to each development. The amount available per dwelling unit will be determined based on the number of eligible units that have applied, and the amount of funds allocated through the annual budget process and available in the given year. Grants may be provided to housing providers up to a maximum level of:</p> <p>a) \$8,000/three-bedroom unit; b) \$4,000/two-bedroom unit; c) \$2,000/one-bedroom or bachelor unit.</p>

February 26, 2026



**Re: Request for Official Endorsement of “Forestry is a Solution”**

Dear Mayor Krog,

On behalf of a coalition of forest sector organizations, I am requesting that the City of Nanaimo endorse the **Forestry is a Solution** initiative by way of council motion, demonstrating community support for forestry across British Columbia.

Launched on January 20, 2026, at the BC Natural Resources Forum in Prince George, this province-wide initiative is led by a broad coalition of community leaders, workers, and industry advocates. Our goal is to demonstrate the deep public support for British Columbia’s forest sector and ensure it remains a strategic asset for the future of our province.

**Why This Matters to Our Community**

For many communities across British Columbia, forestry is more than an industry—it is a cornerstone of your economic resilience. However, the sector currently faces significant headwinds from global competition, challenging operating conditions, and damaging U.S. trade actions. We believe that by working together, we can show the provincial government that forestry provides the solutions for BC’s most urgent challenges, including:

- **Building affordable housing** by providing renewable, low-carbon materials.
- **Reducing wildfire risks** through active, professional forest management in our backyards.
- **Supporting family-sustaining jobs** for skilled workers in the bush, at the mills, and in the office.
- **Contributing revenues and services** that fund our local schools, hospitals, and public services.
- **Storing carbon** in every beam and board, helping cut building emissions.



## Request for Action

The **Forestry is a Solution** initiative outlines four key priorities for immediate government action to strengthen the sector:

1. **Speed up access to economic wood** by expediting permits and approvals for greater predictability.
2. **Improve competitiveness and cost certainty** by reducing administrative and regulatory burdens.
3. **Fix BC Timber Sales** to ensure a reliable and competitive supply of logs for mills and secondary manufacturing.
4. **Support First Nations partnerships** with the capacity and tools to expedite referrals and increase revenue sharing.

## Request to Council

We respectfully request that Council consider a motion to:

1. **Officially endorse** the “Forestry is a Solution” campaign.
2. **Encourage community members** to visit [forestryisasolution.com](http://forestryisasolution.com) to sign the petition and send a letter to their MLA, the Minister of Forests, the Premier, and the Official Opposition Forests Critic.
3. **Support staff** to share information about Forestry is a Solution through your community’s official communication channels.

Our collective goal is to reach **5,000** signatures to demonstrate support for the government to take these practical steps. When our forests and forest sector thrive, our communities remain strong.

Thank you for your leadership and for your continued support of the workers and families who depend on BC forestry. We would be pleased to provide a brief presentation to Council on this initiative at your earliest convenience.



Sincerely,

A handwritten signature in blue ink that reads "Kim Haakstad".

Kim Haakstad

President & CEO, BC Council of Forest Industries

On behalf of coalition partners:

- BC Council of Forest Industries (COFI)
- Truck Loggers Association (TLA)
- Alliance of Resource Communities (ARC)
- ResourceWorks
- Interior Logging Association (ILA)
- Interior Forest Labour Relations Association (IFLRA)
- BC Pulp and Paper Coalition
- Private Forest Landowners Association (PFLA)
- Woodlots BC
- Council on Northern Interior Forest Employment Relations (Conifer)
- North West Loggers Association
- Independent Lumber Manufacturer's Association (ILMA)

**Enclosed**

- Forestry is a Solution Platform

# Forestry is a solution for BC, for Canada.

- + Supports people.
- + Strengthens communities.
- + Builds economic resilience.

British Columbia's forest sector can help protect jobs, strengthen communities, and build a stronger BC and Canada. At a time of global uncertainty and damaging U.S. duties and tariffs we need a made-in-BC solution.

BC has the forests, the workers, and the expertise. Let's work together for BC.

Take Action > Learn More >



**Take Action:**  
Support a made-in-BC economic solution

## Do you support BC forestry? Take one or all of these steps:

### Step 1: Sign the petition

Sign [this petition](#) and stand with neighbours and friends to support BC forestry.




Sign Petition

Powered by spark\*activation

### Step 2: Send the letter

Politicians need to hear from you. Send [this letter](#) to your MLA and the BC Government.





Send Letter


Travis Joern (joern@cofi.org) is signed in

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### Step 3: Share the campaign

Let's bring BC together on this issue. Share with your networks!

Share on: 

Share on: 

Share on: 

Share on: 

## The Problems

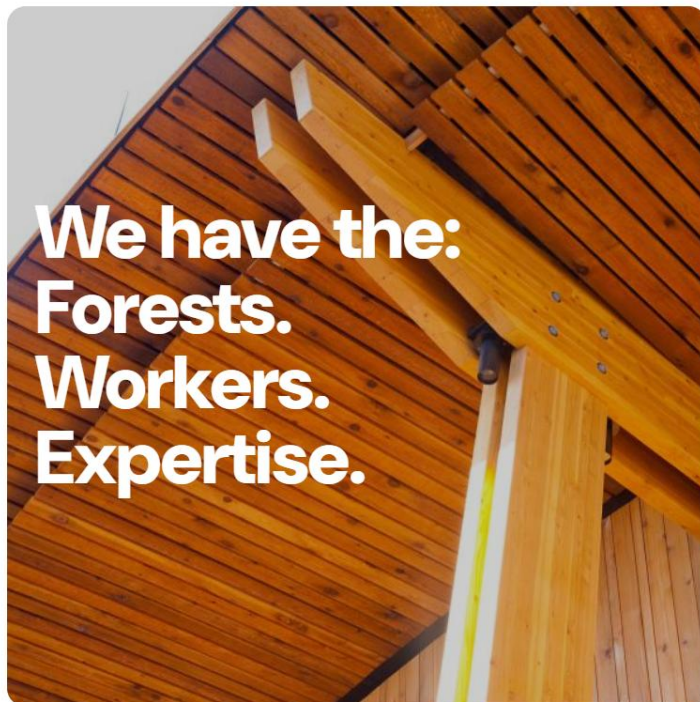
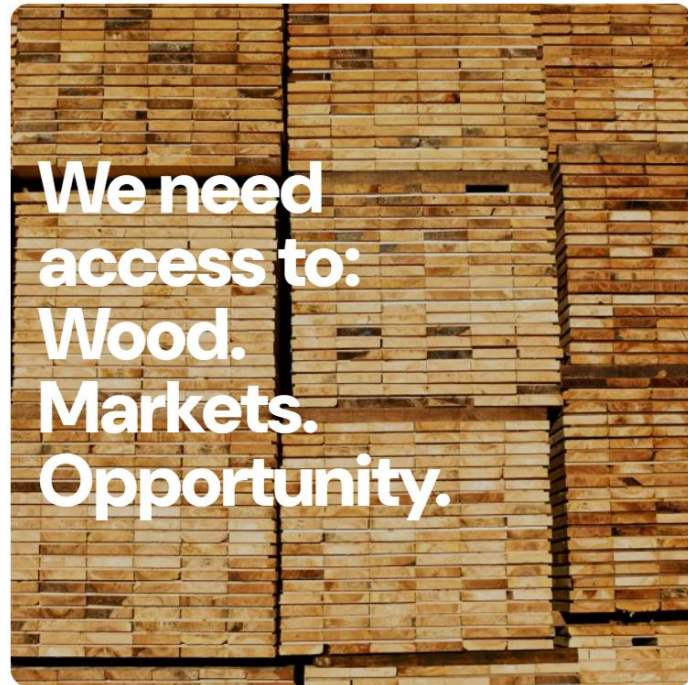
British Columbia's forest sector is operating in a difficult global environment:

- Global competition is increasing
- Conditions in BC limit the full potential
- U.S. trade actions hurt Canadian wood producers

Yet despite these headwinds, forestry remains one of BC's greatest economic opportunities.

This is a moment to focus on homegrown solutions that create value here in British Columbia.

Take Action >



## The Opportunity

British Columbia has the timber to support a healthy and sustainable forest sector. Ready to harvest and fire-damaged timber is available – and demand for Canadian wood remains strong. The opportunity is clear:

Get wood moving efficiently through the value chain from the forest to the mill to your home

This will:

- Keep people working
- Offset economic damage from U.S. trade actions
- Create more value and increase secondary manufacturing jobs
- Strengthen economic security

This is about using harvest ready timber better and faster.

Take Action >

# Let's work together for BC

## What needs to happen:

### 1. Speed up access to economic wood

Expedite permits and approvals so timber reaches mills in a predictable and timely way.

### 2. Improve competitiveness and cost certainty

Address administrative and regulatory burdens affecting harvesting and manufacturing.

### 3. Make BC Timber Sales work as intended

Deliver a reliable, competitive supply of logs to support mills and workers.

### 4. Support First Nations partnerships

Support First Nations with the capacity and tools to expedite referrals and increase revenue sharing.

Take Action >

## Why Forestry matters right now

Forestry is a solution. When it can reach its full potential, forestry is a strategic asset for British Columbians. BC's forest sector:

- ✓ Supports tens of thousands of good, family-sustaining jobs
- ✓ Keeps rural, First Nations, and urban communities economically strong
- ✓ Supplies Canadian wood for housing and infrastructure
- ✓ Stores carbon in every beam and board, helping cut building emissions
- ✓ Generates public revenue for essential services
- ✓ Reduces wildfire risk through active forest management

## A Broad Coalition of Support:

This is about working together to ensure forestry continues to contribute to BC's future. Support for forestry solutions spans British Columbia, including:

- Forestry workers and their families
- First Nations governments and entrepreneurs
- Local businesses and contractors
- Industry organizations
- Residents who care about economic stability and community resilience



Take Action >