

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2020-AUG-31, AT 4:30 P.M.

Present: Mayor L. Krog, Chair
Councillor S. D. Armstrong
Councillor D. Bonner
Councillor T. Brown
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor Z. Maartman
Councillor I. W. Thorpe
Councillor J. Turley

Staff: J. Rudolph, Chief Administrative Officer
R. Harding, General Manager, Parks, Recreation and Culture
D. Lindsay, General Manager, Development Services
B. Sims, General Manager, Engineering and Public Works
L. Fletcher, Inspector, Police Services
P. Rosen, Director, Engineering
J. Holm, Director, Development Approvals
B. Corsan, Director, Community Development
W. Fulla, Manager, Business, Asset and Financial Planning
F. Farrokhi, Manager, Communications
D. Walker, Financial Analyst
T. Loewen, Communications and Marketing Specialist
D. Blackwood, Client Support Specialist
K. Robertson, Deputy City Clerk
J. Vanderhoef, Steno
S. Snelgrove, Recording Secretary

1. CALL THE REGULAR MEETING TO ORDER:

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

2. PROCEDURAL MOTION TO PROCEED IN CAMERA:

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

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

The motion carried unanimously.

Council moved In Camera at 4:30 p.m.
Council moved out of In Camera at 6:45 p.m.

Council recessed the Open Meeting 6:45 p.m.
Council reconvened the Open Meeting at 7:00 p.m. in the Shaw Auditorium.

3. INTRODUCTION OF LATE ITEMS:

- (a) Reorder Agenda Item 11(a) Delegation from MLA, Sheila Malcolmson re: BC's Situation Tables and Next Steps to Tackle Social Disorder to become Agenda Item 8(b) and add the following:
 - PowerPoint presentation
 - "Situation Tables" Fact Sheet

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 held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-JUL-13, at 11:00 a.m.
- Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-JUL-20, at 4:00 p.m.
- Minutes of the Special Council Meeting (Public Hearing) held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Thursday, 2020-JUL-23, at 7:00 p.m.

- Minutes of the Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2020-JUL-27, at 9:00 a.m.

The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised:

- The City has received a letter from Ryan Wainwright, Senior Regional Manager, Vancouver Island Region, Emergency Management BC, thanking the City of Nanaimo ESS Team for their actions on February 2, 2020 when they deployed to the community of Halalt First Nation after a weather event forced 94 community members from their homes. Emergency Management BC acknowledged the City of Nanaimo's ESS Team for the outstanding work and commitment through countless hours they devote to build and maintain their skills to be prepared to support not only Nanaimo but neighbouring communities when called upon.
- The City has received a letter from Canada Post advising that the number of dog incidents with letter carriers have increased and so far this year there have been 49 incidents in Nanaimo. Mayor Krog reminded residents to be mindful of their dogs during the day to help keep postal service workers safe.
- The City has received a letter from Mr. Goerner of Lake Country BC advising of International Overdose Awareness Day on August 31st, which is a day to honour those who have died from overdoses. The Bastion was lit up on Monday evening to honour the fallen and their families. Mayor Krog advised that a member of the Moms Stop the Harm Group placed purple ribbons in various places around Nanaimo and expressed sadness that a number were removed. Mayor Krog advised that we are all very conscious of those impacted by overdose deaths and expressed support for International Overdose Awareness Day.
- Mayor Krog, on behalf of Council, encouraged residents to be calm, be kind and be safe as COVID-19 continues. He advised that businesses in the community are facing challenges and there is significant street disorder and homelessness exacerbated by dangerous drugs in the community. It is a time now to be stronger and more patient than ever and to show maturity as a community. The Province of British Columbia led the wave in the world combatting COVID-19 which is something to be honoured. Mayor Krog thanked those who showed leadership and encouraged continued social and physical distancing, to wear masks and be kind to each other. He thanked Council for the work undertaken to keep the City as happy and prosperous as possible and advised that tough times will be getting tougher for lots of people.

7. RISE AND REPORT:

Mayor advised that at the In-Camera portion of the August 31, 2020 meeting, Council:

1. appointed Karen Robertson as the Deputy to the Officer assigned the responsibility of Corporate Administration pursuant to Section 148 of the *Community Charter* and re-appointed Sky Snelgrove and Laura Mercer until 2021-DEC-31 as Deputy Corporate Officers (to act in the place of the Corporate Officer when the Corporate Officer is absent).
2. nominated Ms. Charlotte Taylor to be one of the 3 students from the Association of Vancouver Island and Coastal Communities region selected to receive a complimentary registration to attend the Union of British Columbia Municipalities virtual convention from September 22 – 24, 2020.

8. PRESENTATIONS:

(a) Dr. Mike Benusic, Medical Health Officer for Central Vancouver Island

Introduced by Mayor Krog.

Dr. Mike Benusic, Chief Medical Health Officer, Island Health, provided an introductory presentation. Highlights included:

- The Medical Health Officer has a statutory role under the *Public Health Act* and other laws
- Responsibilities include:
 - Assessing and monitoring the population health status of the community
 - Acting as a community medicine consultant to provide evidence based opinions regarding ways to improve the health of the community
 - Advocacy and communicating directly on health issues to the community, board and elected officials
- Status Update on COVID-19 on Vancouver Island:
 - 170 cases in 170 days
 - Cumulative case count of 200 per million
 - Comparably Vancouver Island and Nanaimo area has done well to keep cases of COVID-19 low
 - Number of tests performed and positivity rate
 - Assume for every detected case, 8 are not detected
 - 5 community transmission cases where it can't be determined where someone got it from
 - Vancouver Island has a low transmission rate
 - Based on evidence, B.C. is well poised to reopen schools and carefully reopen certain segments of society
 - 95% of current active cases are in the lower mainland
- Overdose projections in Nanaimo and 24 overdoses in Nanaimo this year
- Canadian Drugs and Substances Strategy four pillars to address substance use include: prevention, treatment, harm reduction and enforcement

Council discussion took place regarding:

- Harm reduction and impacts on overdoses
- Using harm reduction as a way to keep people alive to keep them connected to support
- Medical Health Officer's role to collaborate with people and bring more awareness to identified health issues
- Medical Health Officer providing research and evidence to help inform decisions for safe supply
- Unequal distribution of resources south of the Malahat Highway and ensuring there is equity
- Demands on testing facilities for COVID-19 and Island Health ramping up services to deal with testing
- Anticipating more testing in September when schools are back in session
- Shortage of general practitioners in Nanaimo and advocating for more

(b) Delegation from MLA, Sheila Malcolmson re: BC's Situation Tables and Next Steps to Tackle Social Disorder

Sheila Malcolmson, MLA, Nanaimo, provided a presentation regarding situation tables. Highlights included:

- Presented a provincially funded tool that could make a difference in community safety and better connect vulnerable people with services to prevent crisis, crime and social disorder
- Situation table/hub model creates a table for problem solving for one person/case at a time and is intended to break down silos between service providers
- Primary partners of situation tables are government agencies such as Island Health, school districts, non-profits
- Nanaimo's role would be to advise they want this service in Nanaimo as it will not come to Nanaimo if Council does not invite it
- Situation Tables have been established in 10 BC communities
- Primary sources of referrals in 2019/2020 are from police
- Most successful tables are those spearheaded by police chiefs
- For a model to be established in Nanaimo the City would need to organize a meeting for Ministry staff to present the Situation Table model to the Nanaimo-based agencies and non-profits that might form Nanaimo's Situation Table and write a letter of support to the Solicitor General for establishment of a Situation Table in Nanaimo and for requesting a grant for this purpose.

Council discussion took place regarding:

- Resources for treatment options
- A method to take pressure off police and determine where gaps are in social services
- Experience of regional tables addressed by panel in previous government
- Recognizing where there are gaps in the system
- Coordinated response gets better outcomes and working more efficiently for better outcomes within a better structure

It was moved and seconded that the City of Nanaimo organize a meeting for Solicitor General Ministry staff to present the situation table model to the Nanaimo-based agencies and non-profits that might form Nanaimo's Situation Table; and that a letter of general support be provided for the concept of establishing a Situation Table in Nanaimo and any associated grant opportunities. The motion carried unanimously.

9. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUN-11, at 5:00 p.m.
- Minutes of the Board of Variance Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JUN-18, at 5:30 p.m.
- Minutes of the Special Economic Development Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2020-JUN-23, at 1:00 p.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUN-25, at 5:00 p.m.
- Minutes of the Special Mayor's Task Force on Recovery and Resilience Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Friday, 2020-JUL-03, at 9:00 a.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUL-09, at 5:00 p.m.
- Minutes of the Special Health and Housing Task Force Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Monday, 2020-JUL-13, at 8:49 a.m.
- Minutes of the Special Mayor's Task Force on Recovery and Resilience Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Friday, 2020-JUL-17, at 9:01 a.m.

10. REPORTS:

(a) Development Variance Permit Application No. DVP404 - 905 Hecate Street

Introduced by Dale Lindsay, General Manager, Development Services.

Delegation:

1. Keely Freeman, Zabo Holdings, provided some history of the daycare operation and advised that if the project were to be approved, there would be an increased capacity to serve 14 more families.

It was moved and seconded that Council issue Development Variance Permit No. DVP404 at 905 Hecate Street with the following variances:

- to reduce the minimum front yard setback from 6.0m to 4.2m; and
- to reduce the minimum required number of parking spaces from 14 spaces to 0 spaces

The motion carried unanimously.

(b) Covenant Amendment Application No. CA12 - 497 Menzies Ridge Drive

Introduced by Dale Lindsay, General Manager, Development Services.

Delegation:

1. Steve Johnston, managing partner for the proposed development, spoke regarding the proposal to amend the existing covenant, the floor area ratio, increase in development cost charges and community amenity contribution, and neighbourhood consultation.

It was moved and seconded that Council direct Staff to proceed with a Public Hearing for covenant amendment application No. CA12 at 497 Menzies Ridge Drive, which proposes to increase the maximum permitted number of residential dwelling units from 10 units to 22 units. The motion carried unanimously.

(c) Housing Agreement No. HA2 - 326 Wakesiah Avenue

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that “Housing Agreement Bylaw 2020 No. 7313” (To authorize a housing agreement for student housing at 326 Wakesiah Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2020 No. 7313” pass second reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2020 No. 7313” pass third reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement. The motion carried unanimously.

(d) Housing Agreement No. HA3 - 20 Barsby Avenue

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that “Housing Agreement Bylaw 2020 No. 7314” (To authorize a housing agreement to prevent any future restrictions on the rental of individual units at 20 Barsby Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2020 No. 7314” pass second reading. The motion carried.

Opposed: *Councillor Armstrong*

It was moved and seconded that “Housing Agreement Bylaw 2020 No. 7314” pass third reading. The motion carried.

Opposed: *Councillor Armstrong*

It was moved and seconded that Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement. The motion carried.

Opposed: *Councillor Armstrong*

(e) Rezoning Application No. RA454 - 5485 and 5495 Godfrey Road

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that “Zoning Amendment Bylaw 2020 No. 4500.181” (To rezone 5485 and 5495 Godfrey Road from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2020 No. 4500.181” pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure the road dedication Section 219 covenant with condition of one driveway access and lot consolidation and a community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading. The motion carried unanimously.

(f) Proposed Bylaw Amendments to "Subdivision Control Bylaw 1989 No. 3260" Schedule 'A' - The Manual of Engineering Standards and Specifications

Introduced by Poul Rosen, Director, Engineering.

It was moved and seconded that “Subdivision Control Amendment Bylaw 2020 No. 3260.05” (To amend Schedule A – Manual of Engineering Standards and Specifications) pass first reading. The motion carried unanimously.

It was moved and seconded that “Subdivision Control Amendment Bylaw 2020 No. 3260.05” pass second reading. The motion carried unanimously.

It was moved and seconded that “Subdivision Control Amendment Bylaw 2020 No. 3260.05” pass third reading. The motion carried unanimously.

(g) BC Housing Navigation Centre

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that Council authorize the Mayor to provide a letter of support to the Ministry of Municipal Affairs and Housing regarding the City of Nanaimo’s interest in hosting a navigation centre in Nanaimo for people who are experiencing homelessness that involves an agreement with Island Health to provide an adequate level of ‘integrated clinical health supports’. The motion carried.

Opposed: *Councillors Armstrong, Thorpe*

The Council Meeting recessed at 9:26 p.m.
The Council Meeting reconvened at 9:31 p.m.

(h) Investing in Canada Infrastructure Program

Introduced by Wendy Fulla, Manager, Business, Asset and Financial Planning.

Presentation:

1. Richard Harding, General Manager, Parks, Recreation and Culture, and Deanna Walker, Financial Analyst, provided a presentation. Highlights included:
 - Grant improves citizens’ access to and quality of cultural, recreational and community spaces
 - Municipalities may submit one application which targets projects starting in 2021 and must be completed within 5 years
 - Three projects for consideration include artificial turf field at Harewood Centennial Park, Loudon Boathouse, and Maffeo-Sutton Playground Phase 2

It was moved and seconded that Council direct Staff to submit an application to the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream for the Loudon Boathouse project. The motion was defeated.

Opposed: *Mayor Krog, Councillors Armstrong, Bonner, Brown, Geselbracht*

It was moved and seconded that Council direct Staff to submit an application to the Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream for the Artificial Turf Field Harewood Centennial Park project and that Council commits to funding \$1.19 million of the project. The motion carried.

Opposed: *Councillors Thorpe, Turley*

11. BYLAWS:

(a) "Zoning Amendment Bylaw 2019 No. 4500.141"

It was moved and seconded that "Zoning Amendment Bylaw 2019 No. 4500.141" (To rezone 25 Front Street to allow "Cannabis Retail Store" as a site-specific use in the Gateway [DT5] Zone) be adopted. The motion carried unanimously.

(b) "Zoning Amendment Bylaw 2020 No. 4500.172"

It was moved and seconded that "Zoning Amendment Bylaw 2020 No. 4500.172" (To rezone 200 Hansen Road from Low Density Residential [R6] and Residential Corridor [COR1] to Medium Density Residential [R8]) be adopted. The motion carried unanimously.

(c) "Zoning Amendment Bylaw 2020 No 4500.178"

It was moved and seconded that "Zoning Amendment Bylaw 2020 No. 4500.178" (To rezone 1840 Stewart Avenue to allow "Cannabis Retail Store" as a site-specific use in the Harbour Waterfront Zone [W2]) be adopted. The motion carried unanimously.

12. ADJOURNMENT:

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

C H A I R

CERTIFIED CORRECT:

CORPORATE OFFICER