

**MINUTES**  
GOVERNANCE AND PRIORITIES COMMITTEE MEETING  
VIRTUAL MEETING  
MONDAY, 2021-MAY-10, AT 1:00 P.M.

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**Present:** Councillor Z. Maartman, Chair (joined electronically)  
Mayor L. Krog (joined electronically)  
Councillor S. D. Armstrong (joined electronically at 2:06 p.m., disconnected 4:25 p.m.)  
Councillor D. Bonner (joined electronically)  
Councillor T. Brown (joined electronically)  
Councillor B. Geselbracht (joined electronically at 1:02 p.m.)  
Councillor E. Hemmens (joined electronically at 2:06 p.m., disconnected 4:58 p.m.)  
Councillor I. W. Thorpe (joined electronically at 2:10 p.m.)  
Councillor J. Turley (joined electronically)

**Staff:** J. Rudolph, Chief Administrative Officer (joined electronically)  
R. Harding, General Manager, Parks, Recreation and Culture (joined electronically)  
S. Legin, General Manager, Corporate Services (joined electronically)  
D. Lindsay, General Manager, Development Services (joined electronically)  
B. Sims, General Manager, Engineering and Public Works (joined electronically)  
T. Doyle, Fire Chief (joined electronically)  
A. Groot, Director, Facilities and Parks Operations (joined electronically)  
L. Mercer, Director, Finance (joined electronically)  
P. Rosen, Director, Engineering (joined electronically)  
F. Farrokhi, Manager, Communications (joined electronically)  
J. Rose, Manager, Transportation (joined electronically)  
K. Kronstal, Social Planner (joined electronically)  
A. Manhas, Economic Development Officer (joined electronically)  
M Desrochers, Client Support Specialist (joined electronically)  
S. Gurrie, Director, Legislative Services (joined electronically)  
S. Snelgrove, Recording Secretary (joined electronically)

1. **CALL THE GOVERNANCE AND PRIORITIES COMMITTEE MEETING TO ORDER:**

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

2. **APPROVAL OF THE AGENDA:**

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

3. **ADOPTION OF THE MINUTES:**

It was moved and seconded that Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial

Street, Nanaimo, BC, on Monday, 2021-APR-26, at 1:00 p.m. be adopted as circulated. The motion carried unanimously.

Councillor Geselbracht joined the meeting at 1:02 p.m.

4. AGENDA PLANNING:

a. Governance and Priorities Committee Agenda Planning

Introduced by Sheila Gurrie, Director, Legislative Services:

- Recreational vehicle accommodation will be on the May 31, 2021 Governance and Priorities Committee (GPC) agenda
- Items that aren't dealt with today will be moved to the next GPC meeting
- There may be a desire to move the REIMAGINE Nanaimo workshop scheduled for May 20<sup>th</sup> to May 31<sup>st</sup>

Committee discussion took place. Highlights included:

- Inviting groups to speak in an open workshop format within a GPC meeting when topics such as neighbourhood associations and the Community Amenity Contribution Policy are addressed in order to understand details and concerns
- Groups to invite include the Nanaimo development group and neighbourhood associations
- Timing of topics to be addressed including the Community Amenity Contribution Policy in June and a follow-up meeting regarding neighbourhood associations in September

5. REPORTS:

a. COMMUNITY WELLNESS/LIVABILITY:

1. Update on Capital Projects and Potential Additions

Introduced by Jake Rudolph, Chief Administrative Officer:

- Workshop format to inform Council of upcoming decisions to make at the Finance and Audit Committee Meeting next week
- History on the process and noting that last year Council expressed an interest to get involved earlier in the capital planning process
- Presentation is to present the big picture, take stock of what Council has been involved in and lay the groundwork for next year
- Multi-departmental presentation to follow

Presentation:

1. Bill Sims, General Manager, Engineering and Public Works, provided a presentation. Highlights included:

- The Capital Plan supports all pillars of Council's Strategic Plan
- The majority of work is asset management related, such as renewals and making sure the City is sustainable long term
- Intention to combine active transportation projects with asset management updates
- Capital project productivity has grown due to the focus on governance excellence

Richard Harding, General Manager, Parks, Recreation and Culture, continued the presentation. Highlights included:

- The current Parks, Recreation and Culture Master Plan is dated and was last updated in 2005
- The master plan will be updated through REIMAGINE Nanaimo and Staff see it as a tool for long and medium term priorities
- There is no shortage of amenities the community would like to see developed
- Staff are hearing that people want more open spaces and access to facilities
- Parks, Recreation and Culture is working with Engineering to coordinate priorities
- A number of projects achieved over the last two years were highlighted:
  - Serauxmen Stadium lighting which was key for the baseball community and attracting the Nanaimo Night Owls
  - Harewood Youth Park
  - Maffeo Sutton inclusive playground and working with the Advisory Committee on Accessibility and Inclusiveness and the Child Development Centre as key partners
  - Rotary Garden at Maffeo Sutton Park
  - Lighting upgrades to civic facilities and HVAC systems
  - Adapting facilities for COVID-19
  - 2005 Parks, Recreation and Culture Master Plan recommendation included a south end community centre and Staff believe there is still a need which will be shown in a feasibility study and engagement process
  - Neck Point washroom upgrade project slated for this year and both washrooms will be universal
  - Roof replacement at Nanaimo Aquatic Centre
  - Bowen Park bridge replacement
  - Protection Island ramp and dock at Gallows Point
  - Harewood Search and Rescue building
- Potential Projects for 2021-2022 include:
  - Stadium district development and interim improvements
  - Phased improvement plan for Serauxmen Stadium and opportunities to expedite improvements
  - Rotary Bowl and track

- Artificial turf field at Harewood Centennial Park
- Westwood Lake Park amenity improvements
- Marie Davidson BMX track improvements
- Maffeo Sutton Park inclusive playground phase two
- Long Lake paddling centre and rowing centre at Loudon Park

Committee discussion took place. Highlights included:

- REIMAGINE process will help Council note what key projects will most benefit the community
- Process for debating and selecting priorities
- Staff wanting to determine Council's areas of interest
- Process for funding projects

Poul Rosen, Director, Engineering, continued the presentation. Highlights included:

- Staff are working diligently to update project budgets, reassess priorities and have included a series of slides that are a mix of what is in the existing financial plan, changes and new items that may be proposed as part of the next budget cycle
- Noted active transportation projects planned for 2021, significant 2022 projects that Staff think Council would be interested in and 2023 projects:
  - Midtown Water Supply identified as a result of water main break on Bowen Road
  - Terminal Avenue project separated into three phases to focus on high priority areas first
  - Fitzwilliam and Third Street project is currently in the capital plan as there is a large sewer that needs to be replaced and opportunity for enhancement
  - Signalization of Fifth Street and Bruce Avenue and an opportunity to construct active transportation components
  - Wakesiah Avenue project separated into three phases driven by the need to replace utilities, phased to be affordable and minimize impact on schools and Vancouver Island University
  - Hammond Bay Road, Turner Road to Emil Place project driven by the need to replace the sewer and presents an opportunity to re-establish a cycling track in line with current standards on Hammond Bay Road
  - Madsen Road/East Wellington Road signalizing intersection and bringing East Wellington Road geometry up to current standards
  - Stewart Avenue complete streets project originally planned for public consultation prior to the pandemic and now Staff are in negotiations with the Ministry of Transportation and Infrastructure and BC Ferries
- Unallocated pedestrian project funding is proposed to be raised to \$500,000/year to complete pedestrian projects as needed

- Downtown tree program will address 100 trees per year where tree roots have become too constrained and are damaging sidewalks and creating safety hazards
- Projects constrained by funding and driven by storm, sanitary sewer needs and active transportation opportunities
- With current project portfolio, Staff are subscribed into 2022 but new project options for consideration include:
  - Bowen Park Lenhart bridge
  - E&N Trail lighting as a scalable project
  - Buttertubs Bridge related to the off Bowen Road Bikeway which connects Fuller Street to Buttertubs as an important link over the Millstone River
  - Haliburton Farquar – Woodhouse

Councillor Hemmens joined the meeting at 2:06 p.m.

Councillor Armstrong joined the meeting at 2:06 p.m.

- Other projects of note dated for 2026-2027

Councillor Thorpe joined the meeting at 2:10 p.m.

Committee discussion took place:

- Interested in moving up projects that connect active transportation links
- Mid-town gateway work planned for Northfield area not included in the presentation as it has previously been before Council and phase 1 has already been constructed

Poul Rosen, Director, Engineering, continued the presentation. Highlights included:

- Off Bowen Road bikeway requires a development to proceed which is not in the entire control of the City of Nanaimo
- Madsen Road connection is important as the existing road is narrow and inappropriate for large vehicle turning movements

Committee discussion took place:

- Council setting priorities
- Models for transportation project prioritization
- Funding envelopes to be discussed next week at the Finance and Audit Committee meeting
- Working on complete and connected streets
- Missing end of trip facilities where major populations move to and from

Laura Mercer, Director, Finance, continued the presentation:

- Information from today's meeting will be incorporated in the Finance and Audit Committee Meeting presentation on 2021-MAY-19

- Presentation will include a recap of projects in and out of the current capital plan
- Potential for additional gas tax revenue and if passed the City will receive that money in the fall
- Staff will review unallocated funding and provide Council with an opportunity to provide more input on the budget cycle
- In May draft 10-year project plans should be complete and Council input will be incorporated
- Draft operating budgets will be completed in June and July
- From July to October budget information is compiled to create the draft budget to present to Council in late October or early November
- Plan is to adopt the provisional financial plan prior to end of the year

Committee discussion continued:

- Increase of allotment of pedestrian safety funds to \$1 million
- Bringing forward motion to have Lenhart Bridge added to the capital plan
- Midtown gateway proposal and no opportunity for Council input
- Corridor upgrades at the Bowen Road/Northfield Road entrance to the City are not required when there is the ability to upgrade other entrances
- Having an agreed upon goal or common value of what Council is trying to achieve
- Options for Midtown gateway redesign at the Northfield Road and Bowen Road intersection
- Terminal Avenue trench and opportunities for improvement
- Creating a strategic dashboard completed by each department to show why items are considered a priority and include the cost of each project
- Connectivity for commercial vehicles and connectivity being more than for pedestrians and cyclists
- End of trip facilities being taken into consideration for vehicles
- Viable networks for automobiles and creating a minimum grid for bike travel

Jake Rudolph, Chief Administrative Officer, advised:

- Current documents directing Staff are pre REIMAGINE Nanaimo
- Strategically tying everything together

It was moved and seconded that the Governance and Priorities Committee Meeting recess at 2:48 p.m. The motion carried unanimously.

The Governance and Priorities Committee Meeting recessed at 2:48 p.m.  
The Governance and Priorities Committee Meeting reconvened at 3:00 p.m.

Committee discussion continued:

- Clarification required regarding how bigger projects are chosen and how Council can select projects that aren't open to lobby
- Projects are generally based on opportunities available and what group is ready to go forward

2. Long Lake Paddling and Rowing Centre Update

Richard Harding, General Manager, Parks, Recreation and Culture, advised:

- Project is a tangible example of working with community groups for a number of years
- Project will provide permanent amenities for two long standing youth organizations in Loudon Park area
- Staff are asking for approval of drafts and incorporating other parts of Loudon Park into the development process

Presentation:

1. Art Groot, Director, Facilities, and Michael Van Bakel, Iredale Architecture, provided a PowerPoint presentation. Highlights included:

- The architect has been working on this process for one year
- An initial plan was developed but once priced, numbers were higher than anticipated so the architect found ways to bring the costs down
- Architect was asked to consider park improvements, develop an overall concept for the park and upgrade the park for visitors
- Landscape architect was engaged and study completed regarding how boats will manoeuvre within the site
- Design adapted to accommodate boats and inform the park layout
- Mandate to improve access for those with mobility issues and developments in design are related to how boats move in and out of the building
- Topography of the site was considered as it moves steadily down toward the beach and the building has the boat storage element in the north east
- Relative size of storage and public washrooms were part of original mandate and needed to be upgraded
- Multipurpose room included a small kitchenette and was intended to be rented to the public; however, with costs so high the transition to another version reduces everything to a minimum and loses the ability to rent areas to the public
- Removed exterior walls around boat storage area to reduce costs
- Landscape vegetation is to include native species

Committee discussion took place. Highlights included:

- Losing space and appearance in versions two and three compared to version one drawings
- Removing walls from boat storage area allowed views through the boat storage to the lake and reduced overall impression of the building mass
- Retaining rental facility benefits entire community
- Orientation of first design was revised and improved in second version as the movement studies were completed
- Won't be able to use version one as drawn
- Not asked to incorporate indigenous design elements into the building although timber works speaks to First Nation aesthetics,
- The use of natural elements such as roof form speaking to activity housing everything on the water and expression of wave form
- Building will be used for canoes and indigenous nations yet little indigenous design or partnership in the project
- Architect noted version one is not an option but versions two or three can be considered
- Including a commercial kitchen and meeting rooms in the design
- Incorporating indigenous design in the building
- Development based on the Loudon Park Master Plan and and public consultation which included objectives to upgrade washrooms and consolidate the paddling/canoe and kayak club

It was moved and seconded that the Governance and Priorities Committee recommend that Council:

1. receive the two concepts for public review and comment and direct Staff to return with a finalized design, plan and costing for Council consideration and deliberation during the 2022-2026 Financial Plan Review process; and,
2. consider the addition of the overall park and playground redevelopment into the same project year to minimize park disruption.

It was moved and seconded that the motion be amended to include option number one, for all three concepts to be considered for public review and comment. The motion carried. Opposed: *Councillors Armstrong and Bonner*

The vote was taken on the main motion, as amended, as follows:

That the Governance and Priorities Committee recommend that Council:

1. receive the three concepts for public review and comment and direct Staff to return with a finalized design, plan and costing for Council consideration and deliberation during the 2022-2026 Financial Plan Review process; and,

2. consider the addition of the overall park and playground redevelopment into the same project year to minimize park disruption.

The motion carried.

Opposed: *Councillor Bonner*

3. Lenhart Bridge Upgrade Options

Bill Sims, General Manager, Engineering and Public Works, advised:

- The existing bridge is insufficient for cyclists and Staff hoped to simply widen the deck but the footings don't support widening
- It is a stand alone project important to connectivity between the hospital area, Townsite area and downtown

Committee discussion took place. Highlights included:

- Importance of the bridge for connectivity to Bowen Park
- Requirements for environmental approvals and timing of fish window to design, fabricate and build project
- Proposal for construction in summer 2022

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to include \$237,000 for the Lenhart Bridge replacement project in 2022 of the Draft 2022 – 2026 Financial Plan for consideration during the budget review process. The motion carried unanimously.

- b. REIMAGINE NANAIMO

1. Confirming Indicators for REIMAGINE NANAIMO

To be introduced by Dale Lindsay, General Manager, Development Services.

Presentation:

1. Karin Kronstal, Social Planner, provided a PowerPoint presentation. Highlights included:
  - Crime severity index (CSI) not used as it is not useful for determining safety as an event may spike the CSI but the event does not impact overall safety
  - Housing mix indicator looks at mix of housing and establishes targets for housing in different areas
  - Diversity and inclusion topic is still under development as the City doesn't have baseline data
  - Traffic injury rate measures the likelihood of collisions
  - Ample and diverse employment opportunities which consider both the number and size of businesses
  - A few high level indicators have been selected for the doughnut scenarios

- Options for economic indicators include economic diversity index, green jobs and low income measures
- Businesses include the social service sector
- Asking for Council direction to confirm indicators as attached to the report as a preliminary set to be used at Council's workshop
- Council workshop on May 20<sup>th</sup> or 31<sup>st</sup>, will look for Council discussion, dialogue, debate and is an opportunity for Council to ask questions and provide feedback prior to phase two engagement
- Phase two engagement is set to be launched in June and Staff are currently putting together an engagement campaign

Councillor Armstrong disconnected from the meeting at 4:25 p.m.

Committee discussion took place. Highlights included:

- Council hasn't spent enough time deciding what the goals are
- Identifying indicators without a clear goal of what is trying to be achieved
- There are some specific indicators that Council needs to have more conversation about and address
- Targets have not been established as indicators need to be set for various scenarios
- Identify targets and goals first, then determine indicators
- Some targets have been set for some topics, such as economic development and growth
- Some indicators are not fully considered because of cost associated with them
- Timelines for the project had to be taken into account to move forward in the process
- Council needs to be notified if resourcing considerations are affecting the project in order to make that decision
- Transportation targets are noted in the Transportation Master Plan
- Some targets are in the Affordable Housing Strategy
- Some targets are directional in nature
- Some targets are known in accepted standards such as the vacancy rate

Councillor Hemmens disconnected from the meeting at 4:58 p.m.

- Targets and indicators are an iterative process
- Council needing to spend time determining goals

2. Mobility Update for REIMAGINE NANAIMO

Due to time constraints it was noted this item will be discussed at the 2021-MAY-31 GPC Meeting.

6. ADJOURNMENT:

It was moved and seconded at 4:59 p.m. that the meeting adjourn. The motion carried unanimously.

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C H A I R

CERTIFIED CORRECT:

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CORPORATE OFFICER