

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2021-JUL-05, AT 4:00 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 (joined electronically)
Councillor I. W. Thorpe
Councillor J. Turley

Staff: D. Lindsay, General Manager, Development Services
R. Harding, General Manager, Parks, Recreation and Culture
B. Sims, General Manager, Engineering and Public Works
B. Corsan, Director, Community Development
L. Mercer, Director, Finance
L. Bhopalsingh, Manager, Community Planning
T. Daliran, Manager, Sanitation, Recycling & Cemeteries
F. Farrokhi, Manager, Communications
C. Negrin, Manager, Subdivision/Deputy Approval Officer
L. Rowett, Manager, Current Planning
D. Stewart, Social Planner
D. Stevens, Supervisor, Applications Support
S. Gurrie, Director, Legislative Services
K. Robertson, Deputy City Clerk
J. Vanderhoef, Recording Secretary

1. CALL THE REGULAR MEETING TO ORDER:

The Regular Council Meeting was called to order at 4:00 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; 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 4:00 p.m.
Council moved out of In Camera at 4:40 p.m.

Council recessed the Open Meeting 4:40 p.m.
Council reconvened the Open Meeting at 7:00 p.m.

3. APPROVAL OF THE AGENDA:

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

4. 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 virtually on Thursday, 2021-MAY-20, 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 2021-JUN-17 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 2021-JUN-21 at 4:00 p.m.

The motion carried unanimously.

5. MAYOR'S REPORT:

Mayor Krog spoke regarding:

- Phase 2 of REIMAGINE NANAIMO is underway and will focus on exploring options related to how Nanaimo will grow
- Reopening of City recreation facilities following the implementation of Phase 3 of the BC Restart Plan on July 1st
- Following a Provincial Order there is now a full ban on all open fires within Nanaimo City limits
- City of Nanaimo Emergency Volunteers have been called upon to support wildfire evacuees in the Village of Lytton. He noted that the Village of Lytton was a historic site and important part of British Columbia's history.

- The rainbow crosswalks downtown were vandalized on Saturday morning and Staff will be repainting them Tuesday, 2021-JUL-06

6. 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 Thursday, 2021-MAY-13 at 5:00 p.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2021-MAY-27 at 5:00 p.m.

7. DELEGATIONS:

- (a) Randi Nykwist and Wendy Hall, Community Living British Columbia (CLBC), Community Council, spoke regarding the need for affordable housing options for people with diverse abilities and invited members of Council to attend a CLBC meeting in the Fall to discuss community needs.

8. REPORTS:

- (a) Official Community Plan Amendment Application No. OCP00095 and Rezoning Application No. RA000457 - 3679 Shenton Road

Introduced by Dale Lindsay, General Manager, Development Services, and Lainya Rowett, Manager, Current Planning.

Delegations:

1. Bill McKay and Ian Niamath provided a PowerPoint presentation regarding the proposed Diver Lake Inn and Suites hotel project, and noted there is a need for additional hotel rooms in Nanaimo and how this project could help support the sports tourism market.

It was moved and seconded that “Official Community Plan Amendment Bylaw 2021 No. 6500.043” (To re-designate 3679 Shenton Road on the Future Land Use Plan [Map 1] from Light Industrial to Corridor) pass first reading. The motion carried unanimously.

It was moved and seconded that “Official Community Plan Amendment Bylaw 2021 No. 6500.043” pass second reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.189” (To rezone 3679 Shenton Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.189” pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure a community amenity contribution, road dedication, public access for a future lakeside trail, water modelling and off-site water system upgrades, widened sanitary sewer right-of-way, and geotechnical covenant, prior to adoption of the bylaw should Council support the rezoning bylaw at third reading. The motion carried unanimously.

(b) Development Variance Permit Application No. DVP423 - 5610 Arnhem Terrace

Introduced by Lainya Rowett, Manager, Current Planning.

Delegation:

1. Robyn Bull explained the Development Variance Permit application was to permit the construction of a carriage home and retain the existing garage in order to allow her family members to move onto her property and to increase accessibility.

It was moved and seconded that Council issue Development Variance Permit No. DVP423 at 5610 Arnhem Terrace with the following variance:

- increase the maximum permitted gross floor area for a detached garage from 42m² to 49m².

The motion carried unanimously.

(c) Development Permit Application No. DP1212 and Housing Agreement HA000006 - 285 Prideaux Street

Introduced by Lainya Rowett, Manager, Current Planning.

Delegation:

1. Chad Zyla was available to respond to questions.

It was moved and seconded that Council issue Development Permit No. DP1212 at 285 Prideaux Street, with the following variances:

- increase the maximum permitted building height from 12m to 16m;
- reduce the minimum required landscape buffer width from 1.8m to 0m on the front (east) property line, and to 0.75m on the north property line;
- reduce the minimum required setback for the garbage and recycling enclosure from 3.0m to 0.75m;
- reduce the minimum required landscape buffer on three sides of the garbage and recycling enclosure from 1.8m to 0m; and

- reduce the minimum number of required parking spaces from ten spaces to six spaces.

The motion carried.

Opposed: *Councillor Armstrong*

It was moved and seconded that Council direct Staff to enter into discussion with BC Housing to place public art on the property at 285 Prideaux Street in 2022. The motion carried.

Opposed: *Councillors Armstrong, Thorpe and Turley*

It was moved and seconded that “Housing Agreement Bylaw 2021 No. 7327” (To secure unit affordability) pass first reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2021 No. 7327” pass second reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2021 No. 7327” pass third reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to register a covenant on the title of the land to reinforce the terms of the housing agreement. The motion carried unanimously.

Councillor Bonner vacated the Shaw Auditorium at 7:44 p.m. declaring a conflict of interest as he lives close to Rezoning Application No. RA469 – 2220, 2232, 2238, 2246, 2254 Northfield Road and 2230 Boxwood Road.

- (d) Rezoning Application No. RA469 - 2220, 2232, 2238, 2246, 2254 Northfield Road and 2230 Boxwood Road

Introduced by Dale Lindsay, General Manager, Development Services.

Delegation:

1. Patrick Brandreth, Island West Coast Developments Ltd, was available to respond to questions.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.187” (To rezone the properties at 2220, 2232, 2238, 2246, 2254 Northfield Road, and 2230 Boxwood Road from Single Dwelling Residential [R1], Duplex Residential [R4], Medium Density Residential [R8], and Community Service One [CS1] to Mixed Use Corridor [COR2] with site-specific maximum gross floor area for a grocery store) pass first reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.187” pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure road dedication and the community amenity contribution should Council support the bylaw at third reading. The motion carried.

Opposed: *Councillors Brown and Geselbracht*

Councillor Bonner returned to the Shaw Auditorium at 7:53 p.m.

(e) Renter and Landlord Experience Survey

Introduced by Dale Lindsay, General Manager, Development Services.

Presentation:

1. David Stewart, Social Planner, provided a PowerPoint presentation regarding highlights from the renter and landlord surveys completed through the REIMAGINE NANAIMO project. Highlights included:

- Surveys were open between 2021-APR-21 to 2021-MAY-12 and were sent to ten rental apartment buildings in Nanaimo
- Received 465 eligible responses
- Provided some statistical results from the survey
- Provided a breakdown of the top concerns noted regarding accommodations
- Staff will be introducing an Affordable Housing Strategy in 2021/2022
- Explained the difference between Accessible versus Adaptable Housing

(f) School Site Acquisition Charge

Introduced by Dale Lindsay, General Manager, Development Services.

Claire Negrin, Manager, Subdivision/Deputy Approval Officer, spoke regarding the process for implementing a School Site Acquisition Bylaw, which is being considered by Nanaimo Ladysmith Public Schools.

(g) Curbside Recycling Contamination

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

Taaj Daliran, Manager, Sanitation, Recycling & Cemeteries, spoke regarding increased contamination in curbside recycling following the implementation of automated collection.

(h) Property Maintenance Amendment Bylaw - Third Reading, as Amended

Introduced by Sheila Gurrie, Director, Legislative Services.

It was moved and seconded that Council rescind third reading of "Property Maintenance and Standards Amendment Bylaw 2021 No. 7242.01". The motion carried unanimously.

It was moved and seconded that Council give third reading, as amended, to “Property Maintenance and Standards Amendment 2021 No. 7242.01” (To include the revised definition for graffiti). The motion carried.

Opposed: *Councillors Armstrong and Turley*

9. QUESTION PERIOD:

- Bill Manners re: questions regarding parking being included in renter surveys

10. ADJOURNMENT:

It was moved and seconded at 8:55 p.m. that the meeting adjourn. The motion carried unanimously.

C H A I R

CERTIFIED CORRECT:

CORPORATE OFFICER