

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2021-OCT-18, AT 4:30 P.M.

Present: Mayor L. Krog, Chair
Councillor S. D. Armstrong
Councillor D. Bonner
Councillor T. Brown (joined electronically)
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
B. Sims, General Manager, Engineering and Public Works
B. Corsan, Director, Community Development
J. Holm, Director, Development Approvals (arrived 7:00 p.m.)
L. Mercer, Director, Finance
S. Gurrie, Director, Legislative Services
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. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 2 Procedural Motion to Proceed In Camera – Add *Community Charter* Section 90(1)(k).

3. 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;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

- (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 5:39 p.m.

Council recessed the Open Meeting 5:39 p.m.

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

2. INTRODUCTION OF LATE ITEMS (continued):

- (b) Add Agenda Item 14(b) Notice of Motion from Councillor Hemmens re: Memorandum of Understanding with BC Housing.

4. APPROVAL OF THE AGENDA:

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

5. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Council of the City of Nanaimo held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2021-OCT-04 at 4:00 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised:

- Applications are now open for 2022 social planning grants which assist organizations in responding to issues that are of a social nature
- October 10-17th is Homeless Action Week. It was first recognized in BC in 2006 as a way to raise awareness of causes of homelessness and find solutions. The 2020 Nanaimo Point-in-Time Homeless count found a minimum of 433 people are living unhoused in Nanaimo. The City is working with BC Housing to deliver 190 units of permanent supportive housing with the first building at 702 Nicol Street scheduled to open in November
- He encouraged people to show compassion and advocate to improve the lives of those citizen who are unhoused
- The annual Great BC ShakeOut takes place at 10:21 a.m. on October 21st. Residents are asked to ensure they have emergency preparedness kits in their homes and are prepared to deal with an emergency

- The City of Nanaimo will send out a test alert on the Voyent Alert! system on October 28th. Residents who haven't signed up to receive emergency alerts can visit www.nanaimo.ca/goto/alerts
- The City is accepting applications for three members to join the Board of Variance, for three year terms. Applications are accepted until November 17th. The Board of Variance is an independent body that can grant variances to relax zoning regulations, servicing requirements, and tree protection requirements; extend non-conforming uses; and, reconstruct non-conforming buildings.

7. DELEGATIONS:

- (a) Yellow Point Ecological Society re: Doughnut Economic Framework for Industrial Lands
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Guy Dauncey, President, Yellow Point Ecological Society, advised of concerns regarding the industrial development proposed for the Cable Bay Lands. He advised that 17,000 people have signed a petition asking for protection of the land around the Cable Bay Trail. He spoke regarding the west side of the trail being developed as industrial and encouraged Council to consider the Doughnut Economic Principles and integrating a circular economic strategy into the development. He provided examples of eco-industrial parks around the world and requested that the City develop a doughnut economy framework for all lands rezoned industrial and a phasing in of such a framework for all existing industrial lands.

8. REPORTS:

- (a) Commitment to Maintenance of Integrated Survey Area 20

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

It was moved and seconded that Council commit to the Integrated Survey Area program, continue the maintenance of the City of Nanaimo's integrated survey monuments, and authorize Staff to advise the Province. The motion carried unanimously.

- (b) Development Variance Permit Application No. DVP375 – 704 Hyatt Place

Introduced by Bill Corsan, Director, Community Development.

Mayor Krog requested that Council hear anyone wishing to speak with respect to DVP No. 375 – 704 Hyatt Place.

No one in attendance wished to speak with respect to DVP375 – 704 Hyatt Place.

It was moved and seconded that Council issue Development Variance Permit No. DVP375 at 704 Hyatt Place to reduce the minimum permitted setback for a garage door from 6.0m to 4.5m. The motion carried unanimously.

(c) Development Variance Permit Application No. DVP426 – 2230 Neil Drive

Introduced by Bill Corsan, Director, Community Development.

Mayor Krog requested that Council hear anyone wishing to speak with respect to DVP No. 426 – 2230 Neil Drive.

1. David Edwards advised the property has not been surveyed properly, a fence was placed on his property and not the property line and requested that it be re-surveyed.
2. Robert Terris spoke regarding concerns related to duplexes or suites being built on the property and existing drainage issues that need to be addressed in order to prevent flooding in the future.

It was moved and seconded that Council issue Development Variance Permit No. DVP426 at 2230 Neil Drive to reduce the minimum lot depth requirement from 30.0m to 27.80m. The motion carried unanimously.

(d) Covenant Amendment Application No. CA15 – 416 Wakesiah Avenue

Introduced by Jeremy Holm, Director, Development Approvals.

It was moved and seconded that “Housing Agreement Bylaw 2021 No. 7334” (To authorize a housing agreement for a student housing development at 416 Wakesiah Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2021 No. 7334” pass second reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2021 No. 7334” pass third reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to proceed with a Public Hearing to consider the proposed covenant amendment. The motion carried unanimously.

(e) Rezoning Application No. RA468 – 6004 Nelson Road

Introduced by Jeremy Holm, Director, Development Approvals.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.192” (To rezone 6004 Nelson 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 2021 No. 4500.192” pass second reading. The motion carried unanimously.

It was moved and seconded that should Council support the bylaw at third reading, direct Staff to secure the road dedication, a statutory right-of-way for a pedestrian path, the community amenity contribution, and a Section 219 covenant for the restriction to one driveway access and to register the geotechnical report. The motion carried unanimously.

(f) Development Permit Application No. DP1220 – 4961 Songbird Place

Introduced by Jeremy Holm, Director, Development Approvals.

It was moved and seconded that Council issue Development Permit No. DP1220 for a residential development at 4961 Songbird Place with the following variances to:

- increase the maximum allowable building height from 18m to 18.42m; and
- reduce the front yard setback for a portion of the building from 3.5m to 2.45m

The motion carried unanimously.

(g) 2022 Council and Committee Key Date Calendar

Introduced by Sheila Gurrie, Director, Legislative Services.

It was moved and seconded that Council approve the 2022 Council Key Date Calendar as presented on Attachment A of the Staff report titled “2022 Council and Committee Key Date Calendars”. The motion carried unanimously.

9. BYLAWS:

(a) “Zoning Amendment Bylaw 2021 No. 4500.185”

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.185” (To rezone 1621 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) be adopted. The motion carried unanimously.

(b) “Council Procedure Bylaw Amendment Bylaw 2021 No. 7272.03”

It was moved and seconded that “Council Procedure Bylaw Amendment Bylaw 2021 No. 7272.03” (To authorize the holding of electronic meetings and remote participation by Council members.) be adopted. The motion carried unanimously.

(c) “Property Tax Exemption Bylaw 2021 No. 7332”

It was moved and seconded that “Property Tax Exemption Bylaw 2021 No. 7332” (To provide exemption from 2022 property taxes) be adopted. The motion carried unanimously.

10. NOTICE OF MOTION:

(a) Councillor Armstrong Notice of Motion re: Safety Audits and 911 Response Calls via Mental Health Specialists

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

1. That Council support the RCMP Community Policing Team in securing a meeting with the Honourable Sheila Malcolmson, MLA, to present the safety audit reports and request a solution; and,
 2. That Council direct Staff to engage with the Union of British Columbia Municipalities (UBCM) to engage the Province on resolving the issue of how 9-1-1 calls can be routed and responded to by mental health specialists (whether Police or Ministry of Health) throughout the province.
- (b) Councillor Hemmens Notice of Motion re: Memorandum of Understanding with BC Housing

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

That Council direct Staff to negotiate a Memorandum of Understanding with BC Housing which incorporates the following:

- Addresses housing needs identified in the Health and Housing Action Plan;
- Explores opportunities to cap permanent supportive units at 35 residents;
- Creation of dry facilities; and
- Development of transitional housing.

11. QUESTION PERIOD:

No one was in attendance to ask questions.

12. ADJOURNMENT:

It was moved and seconded at 8:01 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER