

**MINUTES**  
REGULAR COUNCIL MEETING  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,  
80 COMMERCIAL STREET, NANAIMO, BC  
MONDAY, 2021-NOV-15, AT 4:00 P.M.

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Present: Mayor L. Krog, Chair  
Councillor S. D. Armstrong  
Councillor D. Bonner  
Councillor T. Brown (arrived 4:15 p.m.)  
Councillor B. Geselbracht  
Councillor E. Hemmens  
Councillor Z. Maartman  
Councillor I. W. Thorpe  
Councillor J. Turley (joined electronically)

Staff: J. Rudolph, Chief Administrative Officer  
A. Groot, A/General Manager, Parks, Recreation and Culture  
D. Lindsay, General Manager, Development Services  
B. Sims, General Manager, Engineering and Public Works  
J. Van Horne, Director, Human Resources  
T. Doyle, Fire Chief  
J. Holm, Director, Development Approvals  
L. Mercer, Director, Finance  
P. Rosen, Director, Engineering  
F. Farrokhi, Manager, Communications  
W. Fulla, Manager, Asset, Business and Financial Planning  
R. Botwright, Senior Applications Analyst  
N. Sponaugle, Legislative Communications Clerk  
S. Gurrie, Director, Legislative Services  
K. Gerard, 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,
- (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,

- (n) the consideration of whether a Council meeting should be closed under a provision of this subsection or subsection (2).

The motion carried unanimously.

Council moved In Camera at 4:00 p.m.  
Council moved out of In Camera at 5:40 p.m.

Council recessed the Open Meeting 5:40 p.m.  
Council reconvened the Open Meeting at 7:00 p.m.

3. INTRODUCTION OF LATE ITEMS:

- (a) Remove - Agenda Item 8(a) – Ms. Pat Miller, Executive Director, BC Chapter, Public Works Association of BC – The Most Creative Entry Award.
- (b) Agenda Item 13(b) – Official Community Plan Amendment Application No. OCP91 – Sandstone Master Plan – Add presenters - Georgia Desjardins, Senior Asset Manager, Seacliff Properties, and Teunesha Evertse, Manager of Planning, Keycorp Consulting and delegations:
1. Councillor Bill Yoachim, Snuneymuxw First Nation
  2. Dale Porter
  3. Mike Parker, Chase River Community Association
- (c) Agenda Item 13(c) School Site Acquisition Charges – Add delegation Mark Walsh, Secretary-Treasurer, School District #68.

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 Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2021-NOV-01, at 4:30 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog spoke regarding:

- Reminded residents to prepare for winter and storm weather by ensuring the community stays informed through local radio stations, the City of Nanaimo's (the City) social media platforms and signing up for the City's emergency alert system

- During snowfalls the City is in charge of 1100 kilometers of paved road ways with priority routes being plowed first
- Public Works department is operating as an emergency centre currently due to the dramatic rainfall over the past couple of days
- HMCS Nanaimo Bell is back at City Hall for safekeeping while the ship is being refitted and/or repaired
- Mayor and Council would like to send condolences to the family of former Councillor Bill King on his recent passing.

7. E-TOWN HALL

Farnaz Farrokhi, Manager, Communications, introduced the 2021-NOV-15 eTown Hall and spoke regarding the different ways City of Nanaimo residents are able to ask their questions such as Facebook, telephone, and Twitter.

Council conducted an eTown Hall regarding the 2022 – 2026 Financial Plan.

8. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minutes of the Environment Committee Meeting held virtually on Wednesday, 2021-OCT-20, at 5:30 p.m.
- 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-OCT-25, at 1:00 p.m.

9. CONSENT ITEMS:

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

(a) Special Finance and Audit Committee Recommendations 2021-NOV-05

1. Stadium District Plaza Development Update

That Council approve increasing the budget for the Stadium District Plaza from \$350,000 to \$1,164,000 by cancelling the Serauxmen Stadium Artificial Turf Infield project budgeted in 2023 and reallocating \$200,000 from the Stadium District Temporary Washroom budget.

(b) Governance and Priorities Committee Recommendations 2021-NOV-08

1. Community Amenity Contribution Policy

That Council endorse the Community Amenity Contribution Policy.

(c) Special Finance and Audit Committee Recommendations 2021-NOV-10

1. Parkade Security Plan

That Council add a Parkade Security Plan to 2022 of the 2022 – 2026 Financial Plan.

2. Community Clean Team

That Council extend the Community Clean Team Pilot project to December 31, 2022.

3. Manager, Vancouver Island Emergency Response Academy

That Council add a Manager, Vancouver Island Emergency Response Academy (VIERA), position to the 2022 – 2026 Financial Plan effective February 1, 2022.

4. Snow and Ice Control

That Council reduce the 2022 Snow and Ice Control (SNIC) budget back to 2021 budget levels in the 2022 – 2026 Financial Plan.

The motion carried unanimously.

10. REPORTS:

(a) Development Permit Application No. DP1223 - 340 Campbell Street

Introduced by Dale Lindsay, General Manager, Development Services, and Jeremy Holm, Director, Development Approvals.

Delegation:

1. Donald Yen, Urban Solutions Architecture and 340 Campbell Street Ltd Partnership, spoke regarding how this development will provide affordable family housing units and design aspects of the development.

It was moved and seconded that Council issue Development Permit No. DP1223 for a multi-family development with 163 rental units at 340 Campbell Street with one variance to:

- increase the maximum permitted building height from 14m to 18.82m.

The motion carried.

Opposed: *Councillor Geselbracht*

(b) Official Community Plan Amendment Application NO. OCP91 - Sandstone Master Plan

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Introduced by Dale Lindsay, General Manager, Development Services, and Jeremy Holm, Director, Development Approvals.

Presentation:

1. Georgia Desjardins, Senior Asset Manager, Seacliff Properties, and Teunesha Evertse, Manager of Planning, Keycorp Consulting, provided Council with a PowerPoint presentation regarding the Sandstone Master Plan including design details, the six designated land use areas, sustainability aspects for each area and transportation improvements.

Delegations:

1. William Yoachim, Councillor, Snuneymuxw First Nation (SFN), spoke in support of the Sandstone Master Plan, on behalf of SFN.
2. Dale Porter, advised he is supportive of the development as many employment opportunities will be available, there will be improvements to transportation and bus transit in the area and the development includes sustainable building materials.
2. Mike Parker, Chase River Community Association, stated support for the application, development of services to the area and the need for transportation improvements and a secondary access into and out of the Cinnabar Valley.

It was moved and seconded that “Official Community Plan Amendment Bylaw 2021 No. 6500.044” (To replace Schedule B – Sandstone Master Plan in Schedule C – Chase River Neighbourhood Plan of the “Official Community Plan Bylaw 2008 No. 6500”) pass first reading. The motion carried unanimously.

It was moved and seconded that “Official Community Plan Amendment Bylaw 2021 No. 6500.044” pass second reading. The motion carried unanimously.

The Regular Council Meeting recessed at 9:47 p.m.  
The Regular Council Meeting reconvened at 10:01 p.m.

(c) School Site Acquisition Charges

Introduced by Dale Lindsay, General Manager, Development Services, and Jeremy Holm, Director, Development Approvals.

Delegation:

1. Mark Walsh, Secretary-Treasurer, School District #68, spoke regarding the school site acquisition charges and stated that Nanaimo would be the 17<sup>th</sup> district in the province to have these charges and due to significant growth in Nanaimo, five new school sites will be needed in the next 10 years.

It was moved and seconded that Council:

1. support the Nanaimo Ladysmith Public Schools' Board Resolution to institute a School Site Acquisition Charge; and,
2. direct Staff to prepare a companion bylaw under Section 573 (2) of the *Local Government Act* that would enable the collection of School Site Acquisition Charges on any development of two and three residential units.

The motion carried unanimously.

- (d) Easement Agreement to 1141872 BC Ltd. (Marriot Hotel) for Parkade Use – 101 Gordon Street

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that Council:

1. approve a 20-year Easement Agreement to 1141872 BC Ltd. for parkade use at 101 Gordon Street; and,
2. direct the Mayor and Corporate Officer to execute the Easement Agreement to effect the transaction.

The motion carried unanimously.

- (e) Rezoning Application No. RA467 – 440 Kennedy Street

Introduced by Dale Lindsay, General Manager, Development Services.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.194” (To permit a site-specific rezoning at 440 Kennedy Street in order to reduce the minimum lot size requirement in the R13 zone from 750m<sup>2</sup> to 500m<sup>2</sup> to facilitate a proposed boundary adjustment subdivision) pass first reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2021 No. 4500.194” pass second reading. The motion carried unanimously.

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

- (f) Council Resolutions Update

Sheila Gurrie, Director, Legislative Services, provided Council with an update on the Council resolutions from 2021 that are completed and ongoing.

11. BYLAWS:

(a) "Zoning Amendment Bylaw 2019 No. 4500.160"

It was moved and seconded that "Zoning Amendment Bylaw 2019 No. 4500.160" (To rezone 115 Chapel Street to allow Cannabis Retail Store as a site-specific use the Core [DT1] zone) be adopted. The motion carried unanimously.

(b) "Political Signage Regulations Bylaw 2021 No. 7335"

It was moved and seconded that "Political Signage Regulation Bylaw 2021 No. 7335" (To govern the use of political signs within the City of Nanaimo) be adopted. The motion carried unanimously.

(c) "Traffic and Highways Regulation Amendment Bylaw 2021 No. 5000.047"

It was moved and seconded that "Traffic and Highways Regulation Amendment Bylaw 2021 No. 5000.047" (To remove references to election signage) be adopted. The motion carried unanimously.

(d) "Sign Amendment Bylaw 2021 No. 2850.23"

It was moved and seconded that "Sign Amendment Bylaw 2021 No. 2850.23" (To remove references to political or campaign signs) be adopted. The motion carried unanimously.

(e) "Bylaw Notice Enforcement Amendment Bylaw 2021 No. 7159.14"

It was moved and seconded that "Bylaw Notice Enforcement Amendment Bylaw 2021 No. 7159.14" (To assign fines associated with political sign violations) be adopted. The motion carried unanimously.

12. QUESTION PERIOD:

- Les Barclay, re: Agenda Item 13(c) – School Site Acquisition Charges.

13. ADJOURNMENT:

It was moved and seconded at 10:36 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

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CHAIR

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CORPORATE OFFICER