

**MINUTES**  
REGULAR COUNCIL MEETING  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,  
80 COMMERCIAL STREET, NANAIMO, BC  
MONDAY, 2023-APR-17, AT 4:30 P.M.

---

Present: Mayor L. Krog, Chair  
Councillor S. Armstrong  
Councillor T. Brown (arrived 4:33 p.m.)  
Councillor H. Eastmure  
Councillor B. Geselbracht (arrived 4:34 p.m.)  
Councillor E. Hemmens  
Councillor P. Manly  
Councillor J. Perrino  
Councillor I. Thorpe

Staff: J. Rudolph, Chief Administrative Officer  
D. Lindsay, General Manager, Development Services/Deputy Chief  
Administrative Officer  
R. Harding, General Manager, Parks, Recreation and Culture  
B. Sims, General Manager, Engineering and Public Works  
T. Doyle, Fire Chief  
J. Le Masurier, Deputy Fire Chief  
G. Whiting, Deputy Fire Chief  
B. Corsan, Director, Corporate and Business Development  
J. Holm, Director, Development Approvals  
S. Gurrie, Director, Legislative Services  
N. Sponaugle, Communications Advisor  
E. Bassett, Steno, Legislative Services  
A. Chanakos, 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*:

*Community Charter* Section 90(1):

- (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;
- (g) litigation or potential litigation affecting the municipality;
- (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;

*Community Charter* Section 90(2):

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

The motion carried.

Opposed: *Councillor Armstrong*

Council moved In Camera at 4:31 p.m.  
Council moved out of In Camera at 6:25 p.m.

Council recessed the Open Meeting 6:25 p.m.  
Council reconvened the Open Meeting at 7:00 p.m.

3. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 8(a) Old City Quarter Neighbourhood Association - Add PowerPoint Presentation and Report titled "Old City Quarter Association Area Report".

4. APPROVAL OF THE AGENDA:

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

5. MAYOR'S REPORT:

- Aquafit classes will continue until June for Therapy, Shallow Water and Deep Water Aquafit; due to staff shortages, workouts will be provided on white boards for patrons to follow, with all equipment and pool space available;
- The City is actively recruiting lifeguards in a variety of ways, including a job fair held on April 13, 2023, at the Nanaimo Aquatic Centre;
- New temporary public art has been selected from artists David Martinello (Compelling Agency), and Amber Morrison and Matthew Fox (Moon Snail House);
- The City is invited to participate in the monthly art agora activities, a digital art platform created by Tanuja Mishra, that runs through the end of August. This month's activity is Culi-near-y Delights, and residents may submit a photo of a recipe and a completed dish you would make for a stranger, a neighbour or your favorite person;
- Richard Harding, General Manager, Parks, Recreation and Culture, attended Fresno State College of Health and Human Services Division as an active advisor. The Chair and Professor of the department sent a letter thanking Mr. Harding for coming to the

- campus during the week of March 20<sup>th</sup> as the Professional Residence Program brings together accomplished professionals to work and network with faculty members; and,
- A letter was sent to the Mayor on behalf of the Canadian Association of Municipal Administrators acknowledging the commitment of Dale Lindsay, General Manager, Development Services/Deputy CAO, for 10 years of municipal service in a management capacity.

6. PRESENTATIONS:

(a) Old City Quarter Association

Matthew Rosenthal, Old City Quarter Association, spoke regarding City projects that require attention within the Old City Quarter area. Highlights included:

- The Old City Quarter Association (OCQA) has been a merchant's association for over 25 years represented by businesses in the area;
- The annually elected board is comprised of business and property owners;
- There are currently 63 paid members of the OCQA;
- Primary goals of organization are to make the Old City Quarter a destination for shopping, dining, arts and business;
- The OCQA has been working with City staff to identify ways to facilitate business in the area, promote public safety through environmental design, and maintain area aesthetics;
- The parking lot located at 336 Prideaux Street, previously a public lot, was reassigned to the RCMP last summer;
- The OCQA requests that the lot be returned to public use for evenings and weekends to help alleviate parking shortages in the area;
- It is requested that the parking lot located at 295/299 Selby Street receive aesthetic, functional and safety improvements to encourage utilization;
- Signs could be improved at both entrances to identify the parking lot as public parking;
- A sidewalk could be constructed from Fitzwilliam Street towards 250 Prideaux Street to provide a safe pedestrian connection to the business on that block;
- The OCQA met with local artist David Martinello to discuss where his temporary public art piece will go;
- The OCQA is working with City staff on areas needing repair or improvements, mainly around disrepair and congregation of unhoused individuals;
- It is requested that the existing lighting infrastructure along Wesley Street be repaired to allow continued illumination of the trees, as well as illuminating the wayfinding signs on Fitzwilliam Street as per the original design intent; and,
- The OCQA requested that the City take over providing seasonal decor in the area and downtown so the OCQA could reserve funds for marketing and events.

Council discussion took place. Highlights included:

- The parking lot at 295/299 Selby Street is underutilized due to poor lighting, space marking, and signage advertising it as a public lot;

- Daytime parking is an issue in the area, and as densification occurs, additional parking would be beneficial;
- Lights and decorations in the Old City Quarter are purchased by the OCQA and require local businesses to provide electricity for the lighting as the infrastructure is damaged.

7. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minute of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, on Monday, 2023-MAR-13 at 11:00 a.m.

8. DELEGATIONS:

(a) John Cooper re: Warming Centre Neighbourhood Impacts

John Cooper spoke regarding concerns about the warming centre located at the Saint Paul's Anglican Church. He noted a number of concerns, including individuals congregating outside the surrounding apartment buildings, drug paraphernalia, and encampments sprouting up outside the church. He requested that Council direct Staff to immediately begin working with service providers for siting warming centres for the upcoming year, and that a report explore options for siting warming centres outside the residential area of the city centre.

Council discussion took place, noting that Council received nearly 700 emails in the first three months of the year regarding the warming shelter, and that the issues are not only related to homelessness but also brain injuries and mental health.

It was moved and seconded that correspondence be sent to the Systems Planning Organization (SPO) requesting they facilitate discussions with the City, service providers, BC Housing and any other relevant parties for the siting of warming centers in the upcoming year; and that the correspondence request that options be explored for mitigating the impacts of warming centre sites on the surrounding community. The motion carried unanimously.

(b) Dell Thompson re: Opposition to Proposed 4 Storey 16 Unit Apartment Building at 553 Larch Street

- A letter was sent to Council on March 9, 2023, and a petition signed by all 10 residents on Larch Street was submitted on March 30, 2023;
- Lack of parking is a concern on Larch Street, and adding a 16-unit building to the area would further add to the issue;
- Resident next to the proposed development, noted they are not against construction, but feel a smaller two-storey building would suit the area better;
- If the development is approved, it was suggested that the parking garage be accessed from the alleyway behind it, exiting onto Estevan Road; and,

- Due to the size of the development, neighbours across the street feel they will lose all sense of privacy.

Council and Staff advised the delegation to express their concerns at a Public Hearing, and discussion took place regarding the zoning and development permit application process.

9. REPORTS:

(a) Liquor Licence Application No. LA152 – 601 Bruce Avenue

Introduced by Jeremy Holm, Director, Development Approvals.

It was moved and seconded that Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor-primary licence at Unit 106, 601 Bruce Avenue (Sip Pub) provided that:

1. live entertainment will be restricted to the indoor pub space only;
2. fencing is to be installed to enclose the patio; and,
3. the liquor licence hours do not extend beyond the proposed hours of 1:00 a.m. Monday through Sunday for the indoor pub area, and 11:00 p.m. Monday through Sunday for the outdoor patio.

The motion carried unanimously.

(b) Development Permit No. DP1256 – 77 Chapel Street

Introduced by Jeremy Holm, Director, Development Approvals.

Council and Staff discussion took place regarding the loss of current parking on the proposed site, and the proposed public art installation.

It was moved and seconded that Council issue Development Permit No. DP1256 for a multiple family development at 77 Chapel Street with a variance as outlined in the “Proposed Variance” section of the Staff Report dated 2023-APR-17. The motion carried unanimously.

10. BYLAWS:

(a) “Zoning Amendment Bylaw 2022 No. 4500.202”

It was moved and seconded that “Zoning Amendment Bylaw 2022 No. 4500.202” (To rezone 560, 604 Fourth Street and 361 Howard Avenue from Single Dwelling Residential [R1] and Community Service One [CS1] to Comprehensive Development District Zone Eleven [CD11] to facilitate a multi-family residential development) be adopted. The motion carried unanimously.

(b) “Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361”

It was moved and seconded that “Growing Communities Fund Reserve Fund Bylaw 2023 No. 7361” (To establish a Growing Communities Fund Reserve Fund) be adopted. The motion carried unanimously.

11. OTHER BUSINESS:

(a) Councillor Armstrong Motion re: Costs Related to Medical Calls Attended by Nanaimo Fire and Rescue

Introduced by Councillor Armstrong.

It was moved and seconded that Council direct Staff to prepare a report outlining options to charge the Province for all medical calls attended to by Nanaimo Fire and Rescue including costs to wear and tear on fire trucks and other equipment.

The motion carried.

Opposed: Councillor Brown

12. QUESTION PERIOD:

Council received two questions from the public regarding agenda items.

13. ADJOURNMENT:

It was moved and seconded at 8:24 p.m. that the meeting adjourn. The motion carried unanimously.

---

CHAIR

CERTIFIED CORRECT:

---

CORPORATE OFFICER