

MINUTES
REGULAR COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2023-JUL-24, AT 4:30 P.M.

- Present: Mayor L. Krog, Chair (vacated 7:07 p.m., returned 7:49 p.m.)
Councillor S. Armstrong
Councillor T. Brown
Councillor H. Eastmure
Councillor B. Geselbracht
Councillor P. Manly
Councillor J. Perrino
Councillor I. Thorpe, Acting Mayor, Chair (vacated 9:35 p.m.)
- Absent: Councillor E. Hemmens
- Staff: R. Harding, Acting CAO/General Manager, Parks, Recreation and Culture
D. Lindsay, General Manager, Development Services/Deputy Chief Administrative Officer
B. Sims, General Manager, Engineering and Public Works
L. Bhopalsingh, Director, Community Development
L. Mercer, Director, Finance
D. Osborne, Director, Recreation and Culture
T. Pan, Manager, Sustainability
N. Skeels, Property Services Agent
J. Speed, Recreation Coordinator
S. Gurrie, Director, Legislative Services
N. Sponaugle, Communications Advisor
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*:

Section 90(1) A part of the Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (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;

- (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;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; 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 4:30 p.m.
Council moved out of In Camera at 6:24 p.m.

Council recessed the Open Meeting 6:24 p.m.
Council reconvened the Open Meeting at 7:00 p.m.

3. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 11 Delegations – Add the following delegations unrelated to agenda items:
 - Dave Lawrence re: the Proposed Bus Exchange for 500-block Terminal Avenue
 - Willow Friday re: the Proposed Bus Exchange for 500-block Terminal Avenue
 - Kevan Shaw re: the Proposed Bus Exchange for 500-block Terminal Avenue
- (b) Agenda Item 12(c) Development Permit Application No. DP1282 – 6201 Oliver Road – Add delegation from Raymond de Beeld.
- (c) Agenda Item 12(d) Rezoning Application No. RA486 – 1044 & 1048 Old Victoria Road – Add delegation from Drew Fisher, Westmark Construction Ltd.

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, 2023-JUL-10 at 4:00 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- The Mayor wished to thank the negotiators and Blaine Gurrie, President, CUPE Local 401, as a new 3-year Collective Agreement between employees and the City of Nanaimo has been reached;
- The Nanaimo Primary Care Network is looking for input on primary healthcare in the region. An anonymous online survey is available, which takes about 15 minutes to complete, and participants can be entered to win a prize;
- The final four Concerts in the Park performances include:
 - Gab Gosselin on July 25, 6:00-7:00 p.m. at Colliery Dam Park
 - Grinning Barrets on July 28, 6:00-7:00 p.m. at Maffeo Sutton Park
 - Myc Sharratt on August 1, 6:00-7:00 p.m. at Westwood Lake Park
 - DETAILS on August 16, 6:00-7:00 p.m. at the Bowen Amphitheatre
- Bathtub weekend took place this past weekend and the weekend prior was the Child Development Centre Silly Boat competition. The Mayor expressed his gratitude to those who came out to show their support; and,
- The Mayor was wearing the Chain of Office in honour of the 2020 – 2022 Civic Sport and Culture Merit Awards ceremony. Councillors Thorpe, Eastmure and Manly conducted the ceremony while the Mayor stepped out for photos with the recipients.

Mayor Krog vacated the Shaw Auditorium at 7:07 p.m. and Councillor Perrino assumed the Chair.

7. PRESENTATIONS:

(a) 2020 – 2022 Civic Sport and Culture Merit Awards

Councillor Thorpe, Councillor Eastmure and Councillor Manly presented the Civic Sport and Culture Merit Awards to 121 athletes.

- Due to the pandemic, this was the first award ceremony since 2019; and,
- 122 athletes were recognized for outstanding performances, winning gold medals at Provincial or higher levels.

8. CONSENT ITEMS:

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

(a) Governance and Priorities Committee Meeting 2023-JUL-17

1. Parking Bylaw Exemption

That Council direct Staff to undertake a review of the parking requirements associated with Seniors Congregate Housing and how Transportation Demand Management tools could be used to more effectively reduce the financial burdens associated with personal vehicle dependency, and to include a decision point in the 2024 – 2028

Financial Plan deliberations for additional support within the Parking Administration group to support a Parking Bylaw Exemption program.

2. Transit Stop Amenities

That Council support the creation of a Business Case, as part of the Business Case review for the 2024 – 2028 Financial Planning Process, informed by Option 2 – Corridor-Based Hybrid, as outlined in Attachment A – Options Paper, of the report titled “Transit Stop Amenities”, dated 2023-JUL-17.

3. Allocation of Pedestrian Unallocated Funding

That the Governance and Priorities Committee recommend that Council approve the following projects from the Pedestrian Unallocated Funds and add \$30,000 from the strategic infrastructure reserve:

1. Departure Bay Road south sidewalk – Alan-A-Dale to Wardropper Park (Estimate: \$365,000)
2. Dufferin Crescent at Grant Avenue (Estimate: \$100,000)
3. Pine Street and Wentworth Street (Estimate: \$200,000)
4. Howard Avenue at Regal Street (Estimate: \$50,000)
5. Dover Road at Applecross Road (Estimate: \$45,000)
6. Brickyard Road at Broadway Road (Estimate \$150,000)
7. 3700 Block of Departure Bay Road (Estimate: \$45,000)
8. 400 Block of Campbell Street (Estimate: \$75,000)

4. Extension Road Traffic Calming

That Council approve advancement of Extension Road traffic calming to the implementation stage with funding from the 2023 Financial Plan.

(b) Finance and Audit Committee Meeting 2023-JUL-19

1. CMHC Housing Accelerator Fund

That Council direct Staff to submit an application to the Canada Mortgage and Housing Corporation - Housing Accelerator Fund (HAF), and commit to City Staff providing overall grant management, and that the application include an Action Plan with initiatives and proposed HAF funding allocation as outlined in the report dated 2023-JUL-19.

2. Update of Reserve Policy and Minimum Balances

That Council:

1. Amend Reserve Policy COU-231 to include the Growing Communities Reserve Fund; and,

2. Revise the minimum balances for the three (3) financial stability reserves, to be reviewed every five (5) years, as follows:
 - a. \$17,000,000 the General Financial Stability Reserve
 - b. \$600,000 for the Sewer Financial Stability Reserve
 - c. \$1,750,000 for the Water Financial Stability Reserve

3. Midtown Water Supply Upgrade – 2023 Budget Update

That Council direct Staff to fund the additional \$4,595,259 required for the Midtown Water Supply project in the 2024-2028 Draft Financial Plan as follows:

- \$263,750 from the Water Supply DCC's Fund,
- \$263,750 from the Water Asset Management Reserve Fund,
- \$1,967,759 from Water Reserves, and,
- \$2,100,000 from the Growing Communities Reserve Fund.

4. Sponsorship Policy, Inventory Development and Valuation for the City of Nanaimo

That Council:

1. Endorse the Draft City of Nanaimo Sponsorship, Advertising and Naming Rights Policy as outlined in Attachment B of the report titled "Draft City of Nanaimo Sponsorship, Advertising and Naming Rights Policy", dated 2023-JUL-19;
2. Receive the Executive Summary – City of Nanaimo Inventory Development & Valuation Report, Draft City of Nanaimo Sponsorship, Advertising and Naming Rights Policy, City of Nanaimo Sponsorship Strategy Report and City of Nanaimo 5-Year Sponsorship Revenue Projections – External Sales Strategy, as guiding documents; and,
3. Direct Staff to develop a pilot project to implement a sponsorship program using the Vancouver Island Convention Centre and the City of Nanaimo Stadium District – including the Nanaimo Aquatic Centre, Nanaimo Ice Centre and outdoor sports and events venues for Council's review and consideration.

5. Allocation of BC Destination Development Funds to Stadium Upgrades

That Council amend the 2023-2027 Financial Plan to increase the Stadium District project budget by \$1.0 M funded from the successful Destination Development Fund grant application.

6. Caledonia Park Practice and Security Lighting Funding Request

That Council add a project for \$111,100 funded from the Strategic Infrastructure Reserve Fund to the 2023-2027 Financial Plan, for practice lights on the East and West sides of the Caledonia Park field and security lighting at Caledonia Park.

7. Nanaimo Legion Bid to Host 2026 and 2027 Legion Nanaimo Youth Track and Field Championships

That Council commit up to \$100,000 in the 2024 - 2028 Financial Plan towards the Legion Branch 10 bid to host the 2026 and 2027 Legion National Youth Canadian Track and Field Championships through the Royal Canadian Legion Dominion Command together with Athletics Canada and funded from the Strategic Infrastructure Reserve Fund.

The motion carried unanimously.

9. DELEGATIONS:

(a) Connective Services Supported by the City of Nanaimo

John Horn, Executive Director, Connective, and Susan Clift, Chair of the Board, Connective, spoke regarding Connective programs and services that are supported by the City of Nanaimo, including Rent Bank, rental supplements, restorative justice and supportive housing at 285 Prideaux Street. Highlights included:

- Connective Support Society, formerly known as John Howard Society, provides a number of services to the community that are supported by the City;
- Rent Bank is used to loan individuals money to pay rent on time in the event of an unforeseen circumstance;
- The City invested \$90,000 in 2021, with additional support received from the provincial government;
- 240 people have received loans between 2021-JAN-01 and 2023-FEB-15, and most clientele are not regular Connective clientele;
- The City has invested \$45,000 for Homelessness Prevention, a program that supplies rent subsidies to help with monthly rent payments;
- Between April 2022 and March 2023, 180 people received rent subsidies, and currently, approximately 93 households are receiving a rent supplement;
- Restorative Justice is an out-of-court community justice program that has been supported by the City since 2004;
- The City invests \$50,000 annually through the RCMP budget, with an additional \$5,000 received annually from the Regional District of Nanaimo;
- Code Dental Clinic has been running since 2012, with a \$90,000 investment from the City;
- 253 patients received dental care between 2022-APR-1 and 2023-MAR-31 for a total value of \$65,266 worth of dental services;

- 285 Prideaux Street is a 51 unit supported housing project on land provided by the City, and the building provided by BC Housing;
- Connective staff will be operating the building sometime in the Fall, and will provide key housing to those at risk of homelessness; and,
- Mayor Krog and Councillor Armstrong attended the grand opening of Lakeside Courts, formerly Dwelling Place, an independent living facility for seniors that is run by Connective, but is not one of the programs supported by the City.

Mayor Krog resumed the Chair at 7:49 p.m.

Council discussion took place regarding funding sources for the Restorative Justice and Code Dental Clinic programs, and ways to increase awareness for the Rent Bank program.

(b) Dave Lawrence re: The Proposed Bus Exchange for 500-Block Terminal Avenue

Dave Lawrence spoke regarding the proposed bus exchange for 500-block Terminal Avenue and requested that Council identify a different location for the bus exchange as it would eliminate essential parking for many businesses on Victoria Crescent.

(c) Willow Friday re: The Proposed Bus Exchange for 500-Block Terminal Avenue

Willow Friday spoke regarding the proposed bus exchange for 500-block Terminal Avenue and expressed concerns regarding public safety, the proposed location on a busy highway, and the loss of critical parking, should the bus exchange be built in the proposed location. She noted that the current bus exchange location should be converted to a transit hub to include taxis, Helijet and ferries, and requested that going forward, City Staff engage with the communities being affected by capital projects prior to hiring consultants and signing work contracts.

(d) Kevan Shaw re: The Proposed Bus Exchange for 500-Block Terminal Avenue

Kevan Shaw spoke regarding the proposed bus exchange for 500-block Terminal Avenue and noted that public consultation took place for the area and a bus exchange was low on the priority list. He expressed concerns regarding public disorder in the area, and the increase in public disturbance that will occur if a bus exchange is constructed on the site. He requested a different site be chosen.

10. REPORTS:

(a) Development Variance Permit No. DVP00448 – 300 Howard Avenue

Introduced by Jeremy Holm, Director, Development Approvals.

Mayor Krog requested that Council hear anyone wishing to speak with respect to DVP00448 – 300 Howard Avenue.

1. Robert James Cleland, chef of the proposed pub, spoke regarding a desire to provide a pub within walking distance to many neighbourhoods to prevent drinking and driving. He also noted he will not be providing take out to avoid

containers entering the landfill and will provide benefits and a living wage to staff.

2. Dave McGrath, WA Architects, spoke via Zoom, and noted that the pub is more of a cantina, and is geared towards neighbours and residents in the shared building as the next closest eatery is on Seventh Street. He noted that the pub will provide lots of bike storage to discourage driving. He also advised Council that the cantina will provide local jobs, free Wi-Fi, and will offer a covered patio for year-round use.
3. Rachel Gobeil spoke in opposition to Development Permit No. DVP00448 – 300 Howard Avenue, noting there are existing parking issues on Armishaw Road, and is concerned with smoking that may occur on the patio, should the application be approved.

It was moved and seconded that Council issue Development Variance Permit No. DVP448 at 300 Howard Avenue to reduce the minimum parking requirement for a proposed neighbourhood pub as outlined in the “Proposed Variance” section of the Staff Report titled “Development Variance Permit No. DVP00448 – 300 Howard Avenue”, dated 2023-JUL-24. The motion carried.

Opposed: *Councillors Armstrong and Thorpe*

(b) Development Variance Permit No. DVP454 – 505 Eighth Street

Introduced by Jeremy Holm, Director, Development Approvals.

Mayor Krog requested that Council hear anyone wishing to speak with respect to DVP454 – 505 Eighth Street.

1. Bob Moss, Board Member, Ballenas Housing Society, spoke requesting a financial contribution of \$300,000 from the City for required works and services to keep funds from exceeding \$500,000.

It was moved and seconded that Council issue Development Variance Permit No. DVP454 at 505 Eighth Street to vary the Works and Services and construction standards for a subdivision as outlined in the “Proposed Variance” section of the Staff Report titled “Development Variance Permit Application No. DVP454 - 505 Eighth Street”, dated 2023-JUL-24. The motion carried unanimously.

Council recessed the meeting at 9:05 p.m.

Council reconvened the meeting at 9:20 p.m.

(c) Development Permit Application No. DP1282 – 6201 Oliver Road

Introduced by Jeremy Holm, Director, Development Approvals.

Delegation:

1. Raymond de Beeld was in attendance to respond to questions.

It was moved and seconded that Council issue Development Permit No. DP1282 for a 35-unit multi-family development at 6201 Oliver Road with variances as outlined in the “Proposed Variances” section of the Staff Report titled "Development Permit Application No. DP1282 - 6201 Oliver Road", dated 2023-JUL-24. The motion carried unanimously.

(d) Rezoning Application No. RA486 – 1044 & 1048 Old Victoria Road

Introduced by Jeremy Holm, Director, Development Approvals.

Delegation:

1. Drew Fisher, Westmark Construction Ltd. was in attendance to respond to questions.

It was moved and seconded that “Zoning Amendment Bylaw 2023 No. 4500.212” (to rezone 1044 and 1048 Old Victoria Road from Single Dwelling Residential [R1] to High Tech Industrial [I3]) pass first reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2023 No. 4500.212” pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2023 No. 4500.212” as outlined in the “Conditions of Rezoning” section of the Staff Report titled “Rezoning Application No. RA486 – 1044 & 1048 Old Victoria Road”, dated 2023-JUL-24 should Council support the bylaw at third reading. The motion carried unanimously.

(e) Council Policy – Guiding Principles for Parks, Recreation and Culture Fees and Charges

Introduced by Richard Harding, Acting CAO/General Manager, Parks, Recreation and Culture.

It was moved and seconded that Council endorse the Guiding Principles for Parks, Recreation and Culture Fees, Charges and Rentals Council Policy COU-235 as attached to the 2023-JUL-24 report by the Director, Recreation and Culture. The motion carried unanimously.

It was moved and seconded that “Facility Development Reserve Fund Amendment Bylaw 2023 No. 7217.01” (housekeeping amendment) pass first reading. The motion carried unanimously.

It was moved and seconded that “Facility Development Reserve Fund Amendment Bylaw 2023 No. 7217.01” pass second reading. The motion carried unanimously.

It was moved and seconded that “Facility Development Reserve Fund Amendment Bylaw 2023 No. 7217.01” pass third reading. The motion carried unanimously.

11. OTHER BUSINESS:

- (a) Correspondence from the Office of the Ombudsperson re: Quarterly Reports: July 1, 2022 – March 31, 2023

Introduced by Mayor Krog.

- (b) Correspondence from Black Press Media re: Support for Local News Media

Mayor Krog noted that a letter was received from Sean McCue, Black Press Media, asking the City to show support for local news media by following the example of the Province of British Columbia and the Federal and Quebec governments, and stop all advertising with Meta platforms Facebook and Instagram.

Councillor Thorpe vacated the Shaw Auditorium at 9:35 p.m. declaring a conflict of interest as he is a contract employee of a local newspaper.

It was moved and seconded that the City follow the example of the Province of British Columbia and the Federal and Quebec governments and stop all advertising with Meta platforms Facebook and Instagram. The motion was defeated.
Opposed: Councillors Armstrong, Brown, Eastmure, Geselbracht, and Perrino.

12. QUESTION PERIOD:

Council received no questions from the public regarding agenda items.

13. ADJOURNMENT:

It was moved and seconded at 9:44 p.m. that the meeting adjourn. The motion carried unanimously.

ACTING CHAIR

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER