



MINUTES

SPECIAL COUNCIL MEETING (PUBLIC HEARING)

Thursday, December 14, 2023, 7:00 P.M.
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

Members: Mayor L. Krog, Chair
Councillor S. Armstrong
Councillor T. Brown*
Councillor H. Eastmure
Councillor B. Geselbracht*
Councillor E. Hemmens
Councillor P. Manly
Councillor J. Perrino
Councillor I. Thorpe

Staff: D. Lindsay, Chief Administrative Officer
J. Holm, Director, Planning and Development
D. Laberge, Director, Public Safety
L. Rowett, Manager, Current Planning
K. Mayes, Planner
K. Robertson, Deputy Corporate Officer
K. Lundgren, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Special Meeting was called to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

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

3. PUBLIC HEARING REQUIREMENTS:

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

Mayor Krog advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and outlined the purpose and protocols of the Public Hearing.

Mayor Krog then outlined the process to accommodate members of the public who were attending in person and for those who wanted to participate by phone.

Mayor Krog explained the requirements for conducting a Public Hearing.

4. CALL THE PUBLIC HEARING TO ORDER FOR OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP103 FOR 502 HOWARD AVENUE (Bylaw No. 6600.001) and REZONING APPLICATION NO. RA493 FOR 502 & 505 HOWARD AVENUE AND 564 FIFTH STREET (Bylaw No 4500.213)

a. Official Community Plan Amendment Application No.OCP103 and Rezoning Application No. RA493

Mayor Krog called the Public Hearing to order at 7:03 p.m.

Kristine Mayes, Planner, introduced the application and noted that one (1) written submission was received prior to the start of the Special Council Meeting (Public Hearing), 2023-DEC-14 with respect to Official Community Plan Amendment Application No. OCP103 - (502 Howard Avenue) and Rezoning Application No. RA493 (502 & 505 Howard Avenue and 564 Fifth Street).

Mayor Krog called for submissions from the Applicant:

1. Andrew Sutherland, Snuneymuxw First Nation (SFN), introduced the Knowledge Partners: Joan Brown, SFN, Laura Tait, School District 68 (SD68), Laura Beveridge, Pooni Group, Lindsay Monk, M'akola Housing, Luran Antifeau, BC Housing, and Dale Lindsay, City of Nanaimo.

Joan Brown, Chief Administrative Officer, SFN, spoke regarding various aspects of the development such as promoting a different way of being with each other and mother earth, a balanced approach, the partnership, teaching the younger generation, reflecting diverse needs and promoting a true community and family.

Dale Lindsay, Chief Administrative Officer, spoke regarding the focus and purpose of the Council-supported Memorandum of Understanding between SD68, SFN, BC Housing and the City.

Mayor Krog called for submissions from the Public:

1. Josh Gellman, Nanaimo, spoke in opposition, and expressed concerns related to the proximity of the development to his property, traffic congestion, lack of parking, reduced green space for park users, reduced privacy, shadowing, as well as concerns for the trees he had planted, and potential damage from blasting and construction. He expressed understanding for the urgent need for housing; however, requested that the developers take into consideration the neighbours' concerns.
2. Murray Howe, Nanaimo, spoke in opposition, stating concerns regarding the loss of green space noting that the park created a gathering space for the community. He expressed respect for the Knowledge Partners and requested clarification on the details of the project design.
3. Anastasia McKee, Nanaimo, spoke in support, and acknowledged the importance of taking the neighbours' concerns into consideration and noted that this type of development is desperately needed. She expressed concern for people who are constantly displaced and noted that there are families who have been waiting a long time to get into this type of development.

Mayor Krog called for submissions from the Public for a second time:

4. Alexis Petersen, President of Harewood Neighbourhood Association, spoke in support; however, requested contact information for the Knowledge Partners in order to ask questions regarding the development on behalf of the neighbourhood association.
5. Kirbis Ross, Nanaimo, spoke in opposition, and expressed concern that the green space provided in the development will not be large enough to accommodate the growing community in the area, particularly for dog owners looking for areas to walk their dogs.

Mayor Krog called for submissions from the Public for a third and final time:

6. Angelina MacNamee, Nanaimo, acknowledged the desperate need for housing; however, expressed concern for lack of green space, increased traffic congestion and road user safety. She suggested that designated car-share parking spaces be incorporated into the design and requested limiting the number of parking spaces which would also decrease the carbon footprint.

7. Trent Whaley, Nanaimo, spoke in support, stating some of the positive aspects of the development such as its proximity to Colliery Dam Park, added community spaces and childcare to the area, and increased housing.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for Official Community Plan Amendment Application No. OCP103 - (502 Howard Avenue) and Rezoning Application No. RA493 (502 & 505 Howard Avenue and 564 Fifth Street) be closed at 7:43 p.m.

It was moved and seconded that “City Plan Amendment Bylaw 2023 No. 6600.001” (to redesignate 502 Howard Avenue from Parks & Open Spaces to Mixed-Use Corridor) pass third reading. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2023 No. 4500.213” (to rezone 564 Fifth Street, 502 Howard Avenue and 505 Howard Avenue from Low Density Residential [R6], Park Recreation and Culture Three [PRC3] and Community Service One [CS1] to Comprehensive Development District Zone 12 [CD12]) pass third reading. The motion carried unanimously.

5. REPORTS:

a. Nuisance Property Abatement - 580 Rosehill Street

Introduced by Dave LaBerge, Director, Bylaw Services.

It was moved and seconded that Council:

1. Declare 580 Rosehill Street a “Nuisance” pursuant to the “Nuisance Abatement and Cost Recovery Bylaw 2019 No. 7250”;
2. Direct and authorize Staff to impose the costs of abating nuisances on the persons causing the nuisance, the occupier of the property, or the owner of the property; and,
3. Recover the costs imposed as property taxes or as a debt due and recoverable in a court of competent jurisdiction.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:55 p.m. that the Special Council meeting be adjourned. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER