



MINUTES

MAYOR'S LEADERS' TABLE MEETING

Friday, December 15, 2023, 9:00 A.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Mayor L. Krog, Chair
Donna Hais, Chair of Board of Nanaimo Port Authority
Richard Horbachewski, Chief Advancement Officer and AVP
External Relations, Vancouver Island University
Bob Moss, Tectonica Management
Mark Walsh, Secretary-Treasurer at Nanaimo Ladysmith Public
School District 68
Dave Witty, Past Chair Nanaimo Airport Commission

Absent: Erralyn Joseph, Councillor, and Assistant Negotiator, for
Snuneymuxw First Nation

Staff: D. Lindsay, Chief Administrative Officer
R. Harding, General Manager, Community Services/Deputy
CAO*
B. Sims, General Manager, Engineering and Public Works
J. Holm, Director, Planning and Development
K. Ing, Director, IT/CIO
D. LaBerge, Director, Public Safety
L. Brinkman, Manager, Community Planning
C. Wood, Manager, Social Planning
K. Biegun, Planner
N. Sponaugle, Communications Advisor
J. Vanderhoef, Deputy Corporate Officer/Recording Secretary

1. CALL THE MEETING TO ORDER:

The Mayor's Leaders' Table Meeting was called to order at 9:00 a.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the following Minutes be adopted as amended to update Richard Horbachewski's title to Chief Advancement Officer and AVP External Relations, Vancouver Island University:

- Minutes of the Mayor's Leaders' Table Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2023-JUL-27, at 8:34 a.m.
- Minutes of the Special Mayor's Leaders' Table Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Friday, 2023-SEP-14, at 12:04 p.m.

The motion carried unanimously.

4. AGENDA ITEMS:

a. Health and Housing Completion

Introduced by Lisa Brinkman, Manager, Community Planning.

Presentation:

1. Kasia Biegun, Planner, provided a presentation. Highlights included:
 - Explained the downstream, midstream and upstream initiatives and programs related to health and housing
 - Reviewed affordable housing initiatives and programs: increasing housing options, family friendly and adaptable housing, pre-zoning urban centres and corridors for affordable housing, review increasing delegation of development permits for affordable housing projects, create a tenant relocation policy and explore land acquisition and partnership opportunities for affordable and supportive housing
 - Noted that some of the initiatives are impacted by recent changes to Provincial legislation

Committee and Staff discussion took place. Highlights included:

- Clarification regarding increasing the delegation of development permits in accordance with the City's "Officer Designation and Delegation of Authority Bylaw, 2022 No. 7353" which allows the Director of Development Approvals to review and approve specific types of

development permits. There may be an opportunity for more items to be delegated instead of needing to go before Council

- The City is looking for additional opportunities to build more affordable housing

Kasia Biegun, Planner, continued the presentation. Highlights included:

- The Integrated Action Plan lists priority actions as identified by Council and directs Staff on what they should prioritize related to housing

Committee and Staff discussion took place. Highlights included:

- Considering other partnerships beyond BC Housing and challenges related to the speed at which BC Housing can operate
- Methodology used to determine housing numbers needed and the shortfall in non-market housing
- The tool available currently to promote non-market housing is density bonusing. There is not currently inclusionary zoning which is the model used in the United States frequently to require a certain percentage of developments to be non-market housing

Kasia Biegun, Planner, continued the presentation. Highlights included:

- Reviewed amendments to the Memorandum of Understanding (MOU) with BC Housing made through an Addendum in 2019
- The City advocated for Provincial Support during the 2023 Union of British Columbia Municipalities Convention (UBCM) and provided handouts and made requests to Ministers for support
- Four new bills implementing provincial housing legislation:
 - Bill 35 is regarding short-term rental accommodations
 - The City has regulations in place regarding short-term rental accommodations; however, this bill provides more access and enforcement authority to municipalities

Committee and Staff discussion took place regarding what the current requirements are for short-term rentals.

Kasia Biegun, Planner, continued the presentation. Highlights included:

- Bill 44 is regarding small scale multi-unit housing
 - Will allow three to four units on lots currently zoned for single family or duplex use depending on size. Six units permitted on larger lots currently zoned for single family or duplex use close to transit stops with frequent service

Committee and Staff discussion took place. Highlights included:

- Unintended consequences regarding Bill 44
- Potential issues regarding infrastructure not being able to meet the needs of the increased density
- Downstream consequences for municipalities and potential costs to taxpayers
- Concerns regarding access to water and power supply needed for the increased density and also increasing building requirements
- Concerns regarding school capacities for the additional children resulting from increased density
- Oregon has been tracking density over the past year following the removal of single family zoning and has seen minimal impact so far
- The Province held a question and answer session recently regarding many of the concerns mentioned

Kasia Biegun, Planner, continued the presentation. Highlights included:

- Bill 46 is regarding development financing
 - New amenity cost charge with the intent to pay for capital costs such as community centres, recreation centres and libraries
 - Expanding Development Cost Charges (DCCs) to include fire-protection facilities, police facilities, and solid-waste facilities
- Bill 47 is regarding transit-oriented development areas
 - Provincial standard for a minimum allowable height and density within a certain distance of a transit hub

- Remove parking minimums with some exemptions
- Woodgrove Centre, Country Club Centre, and Vancouver Island University have been noted as potential development areas

Committee and Staff discussion took place. Highlights included:

- New information is evolving everyday on these subjects
- The new transit exchange planned for downtown will not be moving to a new location and will the location impact the downtown
- Local governments understand context but the Province is not listening
- Discussion regarding the impact on current developments like the Sandstone Project where it's no longer clear what Council would be approving at this point with large implications
- The Mayor's Caucus has requested that the Province review the context of these requirements
- Opportunities to encourage the private sector to build smaller units
- Based on the housing needs study, the City needs to build 1,100 units per year to keep up with demand and 525 of those units need to be affordable housing units. The City will need consistent investment from the Province and Federal Government
- Staff do not foresee these changes increasing the unit count in Nanaimo, but rather spreading the units in different ways that were not anticipated or encouraged
- Homelessness has increased by 136% in the last two years in British Columbia
- Estimate that 935 people are homeless in Nanaimo and 70% are from Nanaimo
- There are not many resources available to assist municipalities and non-profits to add to the current housing inventory. Rental Protection Fund could be productive in bringing in some affordable housing
- Contacting the Municipal Finance Authority to discuss options for additional funding for housing

- In the City of Vancouver 2,400 people are estimated to be homeless but only 30% are unsheltered. In Nanaimo, over 80% of homeless people are unsheltered

b. Kerry Ing, Director, IT/CIO, Presentation re: City Fibre Strategy

Kerry Ing, Director, IT/CIO, provided a PowerPoint presentation. Highlights included:

- Presentation is in response to the 2023-AUG-28 motion from Council to consult with community partners regarding options for expanding and integrating the City's fibre network
- Reviewed the timeline leading up to this discussion and particularly a report regarding telecommunications strategy to review existing fibre coverage already in place and potential options moving forward
- Have been communicating with peers in other municipalities regarding their experiences
- Options include:
 - Expanding Existing City Fibre
 - Potentially Pursue Cost-Sharing with Regional Partners
 - Becoming a Fibre Optic Utility
 - Status Quo
- Reviewed existing current City fibre optic coverage:
 - Approximately seven kilometers of fiber optics are connecting the City's priority facilities
 - Each site is a single point of failure because all roads lead to the Service and Resource Centre (SARC) which is significant as more servers are going cloud based
 - If there is an outage some sites can be unable to access the internet
 - Need to have redundancies in place
- Telco broadband (Telus and Rogers/Shaw) provides coverage for 95% of all City addresses
- Option One: Expand
 - Doubles capacity and removes single point of failure due to loops
 - Going this route is future proofing and would provide full control over the network and reduces reliance on Telcos
 - Potential opportunities for partnerships
 - Could sell excess capacity in the future
 - Cost recovery for 17 kms of fiber is to be determined

- Option Two: Partnership
 - Pursue agreements with regional partners for cost sharing of fibre optic assets, including Regional District of Nanaimo (RDN), Vancouver Island University (VIU), and the Nanaimo Regional General Hospital (NRGH)
 - Having redundancy between priority facilities
 - Mutual connections may not improve redundancy among priority facilities
- Option Three: Becoming a Utility
 - Expanding fibre optics coverage and resell services to regional partners and private sector
 - Opportunity for revenue generation through partnering and reselling services
 - Significant investment required
 - Other municipalities have gone this route but there is overhead and staffing implications
 - Become a direct competitor with Telcos
- Option Four: Status Quo
 - The 2024-2033 budget currently includes \$789,000 for five kms of fibre optic expansion and upgrades over the next 10 years
 - Doesn't resolve the issue of a single fault point
 - Missing opportunities to include fibre optics in civic projects
- Staff recommend investing to build redundant fibre connectivity to all or most of the City's priority facilities and minimize costs by:
 - Including telecommunications with civil projects
 - Establishing relationships with regional partners and seeking opportunities for cost sharing to assist with the expansion
- Increased control and scalability of network communications, reduced reliance on Telcos
- Requires increases to 5-10 year budgets

Committee and Staff discussion took place. Highlights included:

- Satellite based communication to provide a redundant backup system at key locations like the dam and fire station
- Marketing Nanaimo as fully integrated in order to grow the economy
- Potential risk to reduce incentives for the Telcos to provide better services in the area
- Challenges related to becoming a utility provider

- Expanding outside of priority locations to include locations like NRGH and VIU

It was moved and seconded that the Mayor's Leaders' Table recommend that Council direct Staff to prepare a report with options and costs for expanding the City's fibre network, based on the City Fibre Strategy presentation made during the 2023-DEC-15 Mayor's Leaders' Table meeting. The motion carried unanimously.

c. Verbal Update re: Nanaimo Regional General Hospital Advocacy

Donna Hais, provided a verbal update regarding the Nanaimo Regional Hospital Advocacy. Highlights included:

- Recently received a report from MNP regarding health care for Nanaimo
- RDN is currently running a campaign and doing filming with key stakeholders in the health care community
- "YES" Committee will hold rallies and get on the chamber docket with a six point strategy to run a comprehensive campaign
- Efforts planned to reach doctors, nurses and healthcare providers north of the Malahat for their support
- Preparing a health care economic impact study to partner with the report prepared by MNP
- Hoping the status of NRGH will become a topic of the upcoming election
- First Nations Health Authority are now part of the discussion and were not previously involved. Excited about opportunities that could come from these conversations
- Now a member on the Hospital Foundation Board and attended first board meeting
- Met with Senior Capital Planning for Island Health regarding the cancer centre with proposed opening date of 2028
- A current focus of the hospital foundation is a new modular expansion to increase the current pharmacy's ability to make chemo treatment drugs
- High-acuity unit (HAU) beds are being delayed until 2025 due to issues related to the request for proposals on the construction proposal
- The Province and RDN have announced 350 long-term care beds are coming to Lantzville. However, Minister of Health and Minister of Francophone Affairs, Adrian Dix says this is why Nanaimo will not get

a new patient tower because the long-term care beds will take people out of the hospital and free up care beds

- Senior Capital Planning has been trying to find a temporary facility within the hospital to provide a catheterization laboratory without the need for a new tower and a study has been commissioned to review this in January
- Recent conversation with Senior Capital Planning regarding the services needed at NRGH. The Hospital Board requested that Royal Jubilee Hospital be used as the ideal example for what Nanaimo needs
- A new cardiologist has recently started in Nanaimo and hoping to recruit more
- Heart Health Centre is expanding to include a pacemaker clinic
- Island Health is contemplating running their own daycare programs to attract doctors
- Two doctors have signed up for the Hospital Foundation Program to receive funds to relocate their practices to the community area and there are now options available through the Hospital Foundation for separate funding for equipment
- Hoping to set a timeline to provide doctors to 50% of the current unattached patients in the community
- Hullo Ferry providing passes to help entice potential new doctors to come to Nanaimo
- New family practice opening inside of the emergency room for unattached patients in the hospital system

Committee and Staff discussion took place. Highlights included:

- VIU working with Island Health to review options for adding medical school seats at VIU
- VIU also provides childcare and has started construction on a new facility that will provide an additional 75 spots for childcare
- Housing concerns for doctors coming to Nanaimo for short-term stays

d. Verbal Update re: South End Community Centre

Richard Harding, General Manager, Community Services/Deputy CAO, provided a verbal update regarding the South End Community Centre. Highlights included:

- Current plan is for approximately 60,000 sq ft building

- Currently have an MOU in place for a potential property and hoping to secure the site in the new year
- Have been working with potential groups and organizations who would like to use the site to fill some of the cultural voids in the community
- Potentially making one of the two gymnasiums into more of a flexible space
- Also have an MOU with family practitioners looking at ways to include health care in the facility

Committee and Staff discussion took place. Highlights included:

- Potentially 5,000 sq ft of the building being allocated for primary care which was previously allocated for library space
- Project of this scale will require long-term borrowing and therefore will require either an Alternative Approval Process or Referendum
- Need to focus on the services that will be provided at the facility

5. OTHER BUSINESS:

a. Next Meeting Date 2024-MAR-08

The Committee received the 2024 Mayor's Leaders' Table Key Date Calendar.

Dave Witty will attend a future Governance and Priorities Committee meeting to discuss homelessness.

6. ADJOURNMENT:

It was moved and seconded at 11:01 a.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

DEPUTY CORPORATE OFFICER