



## MINUTES

### REGULAR COUNCIL MEETING

Monday, April 22, 2024, 4:30 P.M.  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC

**Members:**

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

**Staff:**

D. Lindsay, Chief Administrative Officer  
R. Harding, General Manager, Community Services/Deputy  
CAO  
L. Mercer, General Manager, Corporate Services  
B. Sims, General Manager, Engineering and Public Works  
B. Corsan, Director, Corporate and Business Development  
S. Gurrie, Director, Legislative Services  
J. Holm, Director, Planning and Development  
D. Osborne, Director, Recreation & Culture  
L. Brinkman, Manager, Community Planning  
C. Davis, Manager, Parks Operations  
T. Pan, Manager, Sustainability  
L. Rowatt, Manager, Current Planning  
A. Manhas, Economic Development Officer  
N. Sponaule, Communications Advisor  
A. Chanakos, Recording Secretary

**1. CALL THE MEETING TO ORDER:**

The Regular Council Meeting was called to order at 4:30 p.m.

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

### **INTRODUCTION OF LATE ITEMS:**

- (a) Agenda Item 2 – Add *Community Charter* Section 90(1)(e).

### **2. PROCEDURAL MOTION:**

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 a 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 reasonable be expected to harm the interests of the municipality; and,

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 unanimously.

Council moved In Camera at 4:31 p.m.

Council moved out of In Camera at 5:53 p.m.

Council recessed the Open Meeting at 5:53 p.m.

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

### **3. INTRODUCTION OF LATE ITEMS:**

- (a) Agenda Item 8(a) Carly Pereboom, Executive Director, Tourism Nanaimo to provide a presentation regarding Tourism Nanaimo – Add PowerPoint presentation titled “2024 Quarter One – Tourism Nanaimo Updates”.
- (b) Agenda Item 10(b)(1) Consent Item “Improving Pedestrian Safety in the South End of Nanaimo” – Add delegation previously noted as Michael Geselbracht now being replaced by Alec Mackenzie and Grayce Wight.
- (c) Agenda Item 12(h) Rezoning Application No. RA491 and Property Disposition No. LD3857 – 120 Needham Street, 515 535, 545, and 575 Nicol Street – Add delegation from Morgan Burt and Mitchell Meredith, Urban Solutions Architecture Ltd.

- (d) Add Agenda Item 14(a) Notice of Motion from Councillor Perrino re: Pickle Ball Courts.

**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 2024-APR-08 at 4:30 p.m. be adopted as circulated. The motion carried unanimously.

**6. MAYOR'S REPORT:**

Mayor Krog advised of the following:

- Bill Sims, General Manager, Engineering and Public Works, was awarded the Terry Pile Effect Award from the Municipal Insurance Association of British Columbia
- The annual catch basin cleaning program began 2024-APR-15 and is expected to be complete by August
- The City of Nanaimo's presentation of Poetry in the Park features poetry readings by Nanaimo's Poet Laureate Kamal Parmar, which can be accessed by scanning a QR code at one of five parks in the City
- The Provincial Government passed the *Short-Term Rental Accommodation Act*, which will help municipalities return more rentals to the long-term rental market
- The new artificial turf fields at Harewood Centennial Park were declared ready and open for play on 2024-APR-20
- BC Ministry of Forests will conduct aerial spray treatments throughout the spring to combat spongy moths, an invasive species that damages farms, forests and orchards. Treatments are expected to begin 2024-MAY-10 in the Hammond Bay area
- 2024-APR-28 is the National Day of Mourning to pay tribute to those who have lost their lives or suffered injury at work. The Canadian flag and Canadian Union of Public Employees Workers Day of Mourning flag will fly at half mast at City Hall from 2024-APR-26 to 2024-APR-29
- 2024-MAY-03 marks the anniversary of the explosion of the No. 1 Esplanade Mine. 150 men lost their lives, and it continues to be the second worst industrial accident in Canadian history.

**7. RISE AND REPORT:**

The Mayor advised that during the In Camera portion of the April 22, 2024 meeting, Council increased the base operating budget for IT by \$144,300 in 2024 and an additional \$68,910 in 2025 in the 2024 - 2028 Financial Plan.

**8. PRESENTATIONS:**

- a. Carly Pereboom, Executive Director, Tourism Nanaimo to provide a presentation regarding Tourism Nanaimo

Carly Pereboom, Executive Director, Tourism Nanaimo, provided a PowerPoint presentation, via Zoom. Highlights included:

- Tourism Nanaimo has undergone a rebrand to help spread positive awareness of Nanaimo as a desirable place to visit
- The rebrand, launching 2024-MAY-13, includes new logos and a new slogan, "It's Nanaimo Normal"
- In 2023, 38 conferences and conventions were held in Nanaimo and brought nearly 60,000 people to the City, and \$10 million in economic impact
- 35 conferences have been scheduled for 2024 so far, with an additional 10 conference bids submitted and awaiting awards
- Sports tourism is an important part of tourism in Nanaimo. It has a ripple effect that benefits the local community, small businesses, and offers cultural vibrancy
- Throughout 2024 and 2025, Nanaimo is hosting 10 Provincial sporting events, and four national or international events if the Provincial events are successful
- Tourism Nanaimo's first quarter has focused mainly on collaborating with key stakeholders and partners

- b. 2023 Development & Housing Overview

Introduced by Jeremy Holm, Director, Planning and Development.

Presentation:

1. Lisa Brinkman, Manager, Community Planning, and Lainya Rowett, Manager, Current Planning, provided a PowerPoint presentation. Highlights included:
  - Housing projects continue to be at the forefront of development approvals

- The City is seeing a decline in the construction of single family dwelling (SFD) units, mainly due to the rise in construction costs
- 60% of SFDs contain secondary suites
- Multi-family units remain the largest housing type built in 2023
- Major development projects were reviewed
- Development applications are declining slightly, partially due to construction costs
- The 2023 Housing Needs Report noted 1,155 housing units and 525 non-market housing units are needed annually to accommodate growth in Nanaimo
- Non-market housing supply is supported by the City's partnership with BC Housing. In 2020, the City signed a Memorandum of Understanding with BC Housing for six housing sites within the City
- The Rent Bank program provides interest-free loans to low-moderate income renter households facing eviction, or needing assistance due to a short-term financial crisis
- In 2023, approximately 82 rent bank loans were issued, benefiting over 185 people
- Other ways the City supports housing is through the Revitalization Tax Exemption Program

**9. CONSENT ITEMS:**

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

(a) Finance and Audit Committee Meeting 2024-APR-17

1. 2023 Annual Financial Statements

That Council accept the 2023 Annual Financial Statements for the City of Nanaimo.

2. British Columbia Social Procurement Initiative (BCSPI) 2024 Annual Review

That Council direct Staff to not renew the City's membership with the British Columbia Social Procurement Initiative.

3. Update of Reserve Policy

That Council amend Reserve Policy COU-231 to include the new Online Accommodation Platform Reserve Fund and reflect the changes to the Housing Legacy Reserve Fund.

4. Community Resiliency Investment Program (FireSmart Community Funding and Supports Program)

That Council endorse an application to the Community Resiliency Investment Program (FireSmart Community Funding and Supports Program), and if successful the 2024-2028 Financial Plan be amended to include this grant.

5. Non-Market Housing Permissive Exemption Policy Options

That Council direct Staff to bring forward a new 'Permissive Tax Exemption' policy that includes criteria for non-market housing as outlined in the Staff report dated 2024-APR-17, and a separate 'Other Grants Policy' for the City's other grant programs.

6. Marie Davidson BMX Park Redevelopment

That Council increase the 2024 project budget for the Marie Davidson BMX park by \$330,000 from \$1,507,827 to \$1,837,827 and fund the increase from the Growing Communities Fund Reserve.

7. RCMP Contract

That Council budget the RCMP contract at 92% for 2024 and 95% for 2025 to 2028 for the 2024 - 2028 Financial Plan.

The motion carried unanimously.

(b) Separately Addressed Consent Items

Councillor Hemmens vacated the Shaw Auditorium at 8:01 p.m. declaring a conflict of interest as she has a child who attends Bayview School.

Councillor Geselbracht vacated the Shaw Auditorium at 8:01 p.m. declaring a conflict of interest as he lives in the neighbourhood being discussed.

1. Public Safety Committee Meeting 2024-APR-10

1. Improving Pedestrian Safety in the South End of Nanaimo

Delegations:

1. Echo McNaughton spoke regarding:

- Unsafe crosswalks and near miss accidents due to placements of stop signs at intersections
- Suggestion to close View Street once Victoria Road is repaired to allow the crosswalk and stop sign on Needham Street to be moved for better visibility

- A lack of sidewalks in the area make walking to school difficult and unsafe for children and families
  - Requested that Council allocate funds to include sidewalks in the planned upgrades scheduled for May around Bayview School, as well as other safety solutions for the area
2. Sydney Robertson spoke regarding the walkability of the neighbourhood, and a lack of consultation prior to the utility upgrades project starting. They also noted the neighbourhoods' openness to creative, cost-effective safety solutions.
  3. Grayce Wight spoke regarding improving pedestrian infrastructure in the neighbourhoods near Bayview School, and increasing signage in the area alerting drivers that it is a residential and school area.

It was moved and seconded that Council defer further discussion for pedestrian safety upgrades near Bayview School to the upcoming meeting scheduled to review pedestrian unallocated funding and have Staff provide options for consideration for pedestrian safety improvements near Bayview School at that time. The motion carried unanimously.

Councillors Geselbracht and Hemmens returned to the Shaw Auditorium at 8:43 p.m.

## 10. DELEGATIONS:

a. Kevan Shaw re: The Downtown Transit Exchange

Kevan Shaw spoke regarding the Downtown Transit Exchange, and noted the uptick in criminal activity following the decriminalization of drug use and expressed a need for 24/7 security in the area.

b. Dan Hula re: Declaration of Emergencies and the World Health Organization Pandemic Treaty

Dan Hula spoke regarding the World Health Organization Pandemic Treaty and requested that Council rescind its support for World Health Organization mandates.

c. Alan Clarke re: Climate and Council's Role

Alan Clarke spoke regarding the Premier's role in carbon tax, decriminalization of drugs and subsidized housing. He noted concerns

regarding the transitional housing proposed for the Chase River neighbourhood and requested that the housing be a drug-free facility.

Council recessed the Open Meeting at 9:02 p.m.

Council reconvened the Open Meeting at 9:13 p.m.

## **11. REPORTS:**

By unanimous consent, Council agreed to move Agenda Item 12(h) Rezoning Application No. RA491 and Property Disposition No. LD3857 - 120 Needham Street, 515, 535, 545, and 575 Nicol Street prior to Agenda Item 12(a) State of the Nanaimo Economy and reorder subsequent agenda items accordingly.

Councillor Hemmens vacated the Shaw Auditorium at 9:14 p.m. declaring a conflict of interest as she lives in the area.

- a. Rezoning Application No. RA491 and Property Disposition No. LD3857 - 120 Needham Street, 515, 535, 545, and 575 Nicol Street

Introduced by Jeremy Holm, Director, Planning and Development.

### Delegation:

1. Morgan Burt and Mitchell Meredith, Urban Solutions Architecture Ltd., spoke, via Zoom, regarding various aspects of the project including the proposed living spaces, parking, and various amenities the project will offer.

It was moved and seconded that:

1. Council approve the disposition of City-owned property at 545 Nicol Street to Nicol Street Residential Holdings Inc. for \$25,000;
2. Council direct the Mayor and Corporate Officer to execute the necessary documents to affect the property disposition transaction;
3. "Zoning Amendment Bylaw 2024 No. 4500.221" (to rezone 120 Needham Street, 515, 535, 545, and 575 Nicol Street, from Single Dwelling Residential [R1] and Community Corridor [COR3] to Residential Corridor [COR1] with site-specific provisions) pass first reading;
4. "Zoning Amendment Bylaw 2024 No. 4500.221" pass second reading;
5. "Zoning Amendment Bylaw 2024 No. 4500.221" pass third reading; and,



6. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2024 No. 4500.221”, as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2024-APR-22, prior to final adoption.

The motion carried unanimously.

Councillor Hemmens returned to the Shaw Auditorium at 9:24 p.m.

b. State of the Nanaimo Economy

Introduced by Bill Corsan, Director, Corporate and Business Development.

Presentation:

1. Amrit Manhas, Economic Development Officer, provided a PowerPoint presentation. Highlights included:
  - An average of 3,200 people move to the Nanaimo area each year, with the highest age group between 25-44 years old
  - Nearly \$365 million in building permits was issued in 2023 with most new housing developments consisting of multi-unit housing
  - 2023 saw a decline in housing prices and sales, largely due to rising interest rates
  - Nanaimo saw a slight improvement in rental vacancy rates, and a rise in average rents by approximately 9%
  - Nanaimo’s population in 2023 was 106,532, and is estimated to reach 120,703 by 2025
  - Prizm profiles are unique segments created by Environic Analytics and are created by integrating data from many sources. Each segment is given a category name and is assigned to a social group and life stages group
    - The three largest Prizm segments in Nanaimo are Boomer Bliss, Just Getting By and Suburban Sports
    - The largest groups of life stages in Nanaimo include older families/empty nests, middle-aged families, and young singles/couples
    - Boomer Bliss contains older couples and families who are university educated, work white collar jobs, and own single family homes
    - Just Getting By contains younger, low income singles and single parent families with younger kids. They have lower education levels and lower paying

service/blue collar jobs, and they typically rent rather than own their own home

- Suburban Sports includes singles and couples between 35-65 years old, have moderate education levels and work service sector/blue collar jobs

c. Amendments to Council Procedure Bylaw

Introduced by Sheila Gurrie, Director, Legislative Services.

It was moved and seconded that Council direct Staff to remove the proposed amendment to add section 19.17(c) to the “Council Procedure Bylaw 2018 No. 7272”. The motion carried unanimously.

It was moved and seconded that:

1. “Council Procedure Bylaw Amendment Bylaw, 2024 No. 7272.04” (a bylaw to include amendments resulting from Bill 44 as it relates to Public Hearings and other housekeeping amendments) pass first reading.
2. “Council Procedure Bylaw Amendment Bylaw, 2024 No. 7272.04” pass second reading.
3. “Council Procedure Bylaw Amendment Bylaw, 2024 No. 7272.04” pass third reading.

The motion carried unanimously.

d. Parks and Recreation Fees and Charges Amendment

Introduced by Richard Harding, General Manager, Community Services/ Deputy CAO.

Darcie Osborne, Director, Recreation and Culture, spoke regarding feedback received from user groups on the updated Fees and Charges Bylaw, and noted further amendments have since been made.

It was moved and seconded that:

1. “Fees and Charges Amendment Bylaw 2023 No 7336.08” (a bylaw to amend the fees for City Parks, Plazas, Pavilions, Amphitheatres, Grounds, Parking Lots and Trails) to the pass first reading.
2. “Fees and Charges Amendment Bylaw 2023 No 7336.08” pass second reading.
3. “Fees and Charges Amendment Bylaw 2023 No 7336.08” pass third reading.

The motion carried unanimously.

e. Tree Donation Program Pilot (2024)

Introduced by Richard Harding, General Manager, Community Services/Deputy CAO.

Charlotte Davis, Manager, Parks Operations, noted that the Tree Donation Program replaced the previous Bench Donation Program, offering a more sustainable way for the public to recognize loved ones while helping grow the City's tree canopy.

f. Development Variance Permit Application No. DVP461 - 3024 Barons Road

Introduced by Jeremy Holm, Director, Planning and Development.

Mayor Krog requested that Council hear anyone wishing to speak with respect to Development Variance Permit Application No. DVP461 - 3024 Barons Road.

No one in attendance wished to speak with respect to DVP No. 461 – 3024 Barons Road.

It was moved and seconded that Council issue Development Permit No. DVP461 to reduce the parking requirement at 3024 Barons Road as outlined in the "Proposed Variance" section of the Staff Report titled "Development Variance Permit Application No. DVP461 - 3024 Barons Road" dated 2024-APR-22. The motion carried unanimously.

g. Home Energy Retrofit Financing Feasibility Study

Introduced by Jeremy Holm, Director, Planning and Development.

Presentation:

1. Ting Pan, Manager, Sustainability provided a PowerPoint presentation. Highlights included:
  - Funding for the study was provided by the Federation of Canadian Municipalities and was done in partnership with the Regional District of Nanaimo
  - Residential buildings accounted for 15% of energy emissions in Nanaimo in 2021
  - Retrofits are difficult to obtain due to high upfront costs; however, retrofit financing is available and offers low interest loans for energy-saving upgrades

- Many financial supports are available from the City, as well as Provincial and Federal programs
- Three types of retrofit financing include:
  - Property Assessed Clean Energy loan - fixed to the property and paid through property taxes
  - Direct Lending – an unsecured consumer loan and requires partnership and capital from a third-party lender
  - On-Bill financing - a loan paid through utility bills, and requires partnership with a utility company
- The highest level of Greenhouse Gas (GHG) emissions comes from medium sized SFDs built prior to 1975, and small-medium sized SFDs build between 1976 and 1995
- 60% of homes in Nanaimo are primarily heated by electricity
- The highest GHG savings come from converting gas to heat pumps in older homes

It was moved and seconded that Council direct Staff to design a home energy retrofit financing program and bring a report to Council for consideration of implementing the program. The motion carried.

Opposed: *Councillors Armstrong, Perrino and Thorpe*

h. Development Permit Application No. DP1326 - 1950 & 1960 Island Diesel Way

Introduced by Jeremy Holm, Director, Planning and Development.

It was moved and seconded that Council issue Development Permit No. DP1326 for an industrial development at 1950 and 1960 Island Diesel Way with variances as outlined in the “Proposed Variances” section of the Staff Report titled "Development Permit Application No. DP1326 - 1950 & 1960 Island Diesel Way" dated 2024-APR-22. The motion carried unanimously.

i. Form and Character Development Permit Guidelines Project

Jeremy Holm, Director, Planning and Development, provided an update on the Form and Character Development Permit Guidelines Project.

Lisa Brinkman, Manager, Community Planning, spoke regarding the upcoming public engagement and consultation opportunities for the project.

**12. NOTICE OF MOTION:**

- (a) Councillor Perrino Notice of Motion re: Pickle Ball Courts

Councillor Perrino advised that she would be bringing forward the following notice of motion for consideration at a future Council Meeting:

“That Council direct Staff to provide an update with respect to the new pickle ball courts at Beban Park and options to reduce impact of the Beaufort Park courts in advance of the new courts opening.”

**13. OTHER BUSINESS:**

- a. Correspondence, dated 2024-APR-10, from Ravi Kahlon, Minister of Housing re: Legislative Changes
- b. Correspondence, dated 2024-APR-10, Ravi Kahlon, Minister of Housing re: Notification of the City of Nanaimo Selection for Housing Targets Assessment

**14. QUESTION PERIOD:**

Council received four questions from the public regarding agenda items.

**15. ADJOURNMENT:**

It was moved and seconded at 10:28 p.m. that the meeting adjourn. The motion carried unanimously.

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MAYOR

CERTIFIED CORRECT:

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CORPORATE OFFICER