



MINUTES
REGULAR COUNCIL MEETING

Monday, June 3, 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
- 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
- S. Gurrie, Director, Legislative Services
- J. Holm, Director, Planning and Development
- J. Van Horne, Director, Human Resources
- 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.

2. INTRODUCTION OF LATE ITEMS:

(a) Add – *Community Charter* Section 90(1)(e)

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

3. 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 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:

- (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;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (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; and,

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 unanimously.

Council moved In Camera at 4:30 p.m.

Council moved out of In Camera at 6:26 p.m.

Council recessed the Open Meeting at 6:26 p.m.

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

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 Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial

Street, Nanaimo, BC, on Thursday, 2024-MAY-16, at 7:00 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- Reminder that May was invasive plant removal month. The Mayor thanked everyone who participated in the process, and especially to Broom Busters
- Spring GoByBike is now taking place. A successful kickoff event took place 2024-JUN-02, and a map of celebration stations and registration information can be found at www.gobybike.ca

7. DELEGATIONS:

- a. Cailan Libby, Happipad, and Jeremy Bellsmith, Nanaimo Churches, re: Happipad App

Cailan Libby, Happipad, and Jeremy Bellsmith, Nanaimo Churches, joined the meeting electronically and provided a PowerPoint presentation. Highlights included:

- Happipad is a social purpose organization to help fight the housing crisis by utilizing the hidden housing supply
- The app helps adults living alone rent out extra bedrooms in their homes that would otherwise sit empty
- Over 13 million bedrooms sit empty every night across Canada, and this hidden housing supply could be used to help seniors, students, newcomers and refugees
- The app helps homeowners rent their extra rooms, and renters find available rooms for rent

Council discussion took place. Highlights included:

- The Mayor has written to the Minister of Housing regarding this concept. There is concern that some people may not be willing to undertake this arrangement due to potential legal ramifications
- Happipad staff perform regular check ins to ensure the arrangement is working for both parties
- Background checks and compatibility profiles are used to help determine compatibility of both parties
- Revenue comes from stakeholders purchasing an annual program service, as well as small monthly service fees from hosts

8. REPORTS:

a. Downtown and Hotel and Motel Revitalization Tax Exemption Programs

Introduced by Laura Mercer, General Manager, Corporate Services.

Presentation:

1. Amrit Manhas, Economic Development Officer, provided a PowerPoint presentation. Highlights included:

- Local governments may exempt a property from the municipal portion of property taxes for environmental, economic and social development purposes
- The Hotel and Motel Revitalization Tax Exemption (HMRTE) program was introduced in 2011 with a minimum building permit value set at \$2 million
- The Downtown Revitalization Tax Exemption (DRTE) program was introduced in 2018 to encourage development of new multi-family residential buildings, commercial buildings and renovations to commercial buildings
- To qualify, the Building Permit Value was set at \$500,000, and for multi-family buildings, a minimum of four units were required
- Staff reviewed the DRTE program in 2023 and made various adjustments to the DRTE and HMRTE programs, including building permit values, duration of the tax exemption program, and the amount of extensions permitted
- Staff then summarized the amendments and presented them to members of the development community. All proposed amendments were accepted except the length of the exemption program, which they preferred to keep at 10 years
- Both the “Revitalization Tax Exemption Bylaw (Downtown) 2024 No. 7384” and “Revitalization Tax Exemption Bylaw (Hotel and Motel) 2024 No. 7385” have been updated with the changes, and the previous versions of these bylaws will be repealed
- Staff would provide an annual update to Council with what projects have taken advantage of these programs
- Previously approved exemption agreements are protected from the new changes

Council and Staff discussion took place. Highlights included:

- The maximum number of extensions has been limited to two per application, and the developer must have a good rationale to receive the extension
- If renovations are undertaken, the tax amount the developer pays is based off the property value prior to renovations
- Incentive programs have criteria that must be met to gauge its level of success
- Updated building permit values were derived by looking at best practices in other communities

It was moved and seconded that Council direct Staff to bring forward Revitalization Tax Exemption Bylaws for a five-year period including Hotel and Motel Revitalization Tax Exemption program open Citywide for new builds and renovations. The motion carried.

Opposed: *Councillors Brown and Geselbracht*

b. Electric Vehicle Supply Cost Recovery Bylaw Revision

Introduced by Bill Sims, General Manager, Engineering and Public Works.

Jennifer McAskill, Manager, Facility Asset Planning, spoke regarding bylaw updates. Highlights included:

- Some users are leaving vehicles at the charging stations for long periods of time and not allowing for proper turnover
- Staff created a layered price structure to charge different fees for different lengths of time and different times of day, as well as remaining plugged in while being fully charged; however, the service provider was unable to accommodate a layered price structure
- The new price structure would charge \$1.50/hour for the first two hours and \$4.20 per hour after
- As most newer electric vehicles can achieve 80% charge within two hours, these stations are meant to provide a top up for electric vehicles, not be the sole source of charging

Council and Staff discussion took place. Highlights included:

- Dual charging stations operate at half the power if two vehicles are plugged in
- The charging fee acts as more of a parking fee with the added bonus of charging

It was moved and seconded that “Fees and Charges Amendment Bylaw 2024 No. 7336.09” (a bylaw to change electric vehicle charging connection fees) pass first reading. The motion carried unanimously.

It was moved and seconded that “Fees and Charges Amendment Bylaw 2024 No. 7336.09” pass second reading. The motion carried unanimously.

It was moved and seconded that “Fees and Charges Amendment Bylaw 2024 No. 7336.09” pass third reading. The motion carried unanimously.

c. Development Permit Application No. DP1189 - 200 Tenth Street

Introduced by Jeremy Holm, Director, Planning and Development.

It was moved and seconded that Council issue Development Permit No. DP1189 for an industrial development at 200 Tenth Street with a variance as outlined in the “Proposed Variances” section of the Staff Report dated 2024-JUN-03. The motion carried unanimously.

d. Development Permit Application No. DP1324 - 3180 Island Highway North

Introduced by Jeremy Holm, Director, Planning and Development.

It was moved and seconded that Council issue Development Permit No. DP1324 for a commercial car wash at 3180 Island Highway North with variances as outlined in the “Proposed Variances” section of the Staff Report dated 2024-JUN-03. The motion carried unanimously.

e. Consent - RDN Sewage Borrowing Bylaws No. 1905, 1906 and 1907

Introduced by Bill Sims, General Manager, Engineering and Public Works.

It was moved and seconded that Council consent on behalf of the electors to the adoption of

1. “Southern Community Sewer Local Service Basement Motor Control Centres Replacement Loan Authorization Bylaw No. 1905, 2024”;
2. “Southern Community Sewer Local Service Wellington Pump Station Upgrade Loan Authorization Bylaw No. 1906, 2024”;
3. “Southern Community Sewer Local Service Grit and Sedimentation Tank Relining Loan Authorization Bylaw No. 1907, 2024”

and further, that the Regional District of Nanaimo be notified accordingly. The motion carried unanimously.

9. BYLAWS:

a. "Political Signage Regulation Amendment Bylaw 2024 No. 7335.01"

It was moved and seconded that "Political Signage Regulation Amendment Bylaw 2024 No. 7335.01" (to amend the provision associated with political signage in Provincial highway rights of way) be adopted. The motion carried unanimously.

b. "Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378"

It was moved and seconded that "Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378" (to provide for the renaming of municipal highways) be adopted. The motion carried unanimously.

c. "Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379"

It was moved and seconded that "Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379" (to provide for the naming of municipal highways) be adopted. The motion carried unanimously.

10. OTHER BUSINESS:

It was moved and seconded that Council direct Staff to follow up with Happipad to investigate potential options for Nanaimo to participate. The motion carried unanimously.

11. QUESTION PERIOD:

Council received one question from the public regarding agenda items.

12. ADJOURNMENT:

It was moved and seconded at 8:08 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

MAYOR

CORPORATE OFFICER