



MINUTES
REGULAR COUNCIL MEETING

Monday, November 4, 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 (entered 7:10 p.m.)

Staff:

- D. Lindsay, Chief Administrative Officer
- R. Harding, General Manager, Community Services/Deputy Chief Administrative Officer
- L. Mercer, General Manager, Corporate Services
- B. Sims, General Manager, Engineering and Public Works
- J. Holm, Director, Planning and Development
- N. Vracar, Deputy Corporate Officer
- J. Rose, Manager, Transportation
- D. Thompson, Manager, Roads and Traffic Services
- 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"

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; and,
- (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.

The motion carried unanimously.

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

Council moved out of In Camera at 6:11 p.m.

Council recessed the Open Meeting at 6:11 p.m.

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

3. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 12(a) Cemetery Amendment Bylaw No. 7084.02 – Add delegation from Kevin Hills.
- (b) Agenda Item 12(c) Rezoning Application No. RA504 – 335 Third Street – Add the following delegations:
 - 1. Gloria Bell
 - 2. James McRae
 - 3. Jim Hansen
 - 4. Christine Johnson
 - 5. Julia Sheffield
 - 6. Pross Chan
 - 7. Toby Seward
- (c) Agenda Item 12(d) Development Permit Application No. DP1351 – 27 Hispanola Place – Add delegation from Chris Midgley, Landscape Architect, Kinship Design Art Ecology.
- (d) Add Agenda Item 16(b) Salvation Army New Hope Centre Request for Letter of Support re: Additional Emergency Shelter Beds at 19 Nicol Street.

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, 2024-OCT-21, at 4:30 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- Two new sculptures (The ReWilders) have been installed at Colliery Dam Park as part of the City's Temporary Public Art Program. The ReWilders, which was designed collaboratively with Nanaimo youth, represents the importance of land stewardship and underscores the significance of native ecosystems
- Former Mayor John Ruttan will be awarded Freedom of the City. Mr. Ruttan will receive the City's highest honor in recognition of his 61 years of community service, business and local governance
- On 2024-OCT-31, the City opened eight new fully fenced pickleball courts at Beban Park. The former Beaufort courts will be converted into youth courts to support mixed recreational activities

7. RISE AND REPORT:

The Mayor advised that at the In Camera portion of the 2024-OCT-21 meeting, Council:

- Appointed Donna Hais to the Nanaimo Port Authority Board of Directors, effective 2024-OCT-21, for a three-year term ending 2027-OCT-21.
- Appointed Councillor Hemmens as trustee to the Vancouver Island Regional Library Board, and Councillor Eastmure as an alternate, for the period January 1 to December 31, 2025.

Councillor Thorpe entered the Shaw Auditorium at 7:10 p.m.

8. PRESENTATIONS:

- a. Meryl Ditchburn Heinz, President, Public Works Association of British Columbia (PWABC), to Present PWABC Women's Public Works Ambassador Award

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

Meryl Ditchburn Heinz, President, Public Works Association of British Columbia (PWABC) presented Shawna Drinnan, Water Resources Specialist, with the PWABC Women's Ambassador Award, celebrating achievements and contributions of women in the Public Works field who serve as role models, mentors and advocates.

9. COMMITTEE MINUTES:

The following Committee Minutes were received:

- Minutes of the Public Safety Committee Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2024-JUN-12, at 3:00 p.m.
- Minutes of the Special Public Safety Committee Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2024-SEP-04, at 3:00 p.m.
- Minutes of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-SEP-12, at 5:03 p.m.

10. CONSENT ITEMS:

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

(a) Governance and Priorities Committee Meeting 2024-OCT-28

1. Upcoming Topics and Initiatives

1. Incentives that Support City Plan (Part One)

That Council rescind the following motion, passed during the 2023-NOV-27 Governance and Priorities Committee Meeting, and adopted by Council on 2023-DEC-04:

“That Council direct Staff to prepare a report, for a future Governance and Priorities Committee Meeting, regarding ways to implement the following New City Plan incentives:

- Incentivize Affordable Housing
- Support Green Infrastructure
- Encourage Infill Development
- Support Small Businesses
- Prioritize Active Transportation”

2. Incentives that Support City Plan (Part Two)

That Council direct Staff to prepare a report, for a future Governance and Priorities Committee Meeting, regarding incentives that support City Plan.

3. Social Issues Initiatives

That Council direct Staff to provide an update, for a future Governance and Priorities Committee Meeting, regarding heating, cooling and feeding centres and shelter spaces, and that Island Health be invited to participate in the discussion.

4. Parking Management Strategy

That Council direct Staff to incorporate the topic of Parking Management Strategy into the 2024-DEC-09 Governance and Priorities Committee Meeting.

2. Nanaimo Doughnut Economic Framework Awareness Program

That Council direct Staff to present a proposed workplan and strategies related to the “Nanaimo Doughnut Economic Framework Awareness Program”, including budget implications, for Council’s consideration during the 2026-2030 budget deliberations.

The motion carried unanimously.

11. DELEGATIONS:

a. Corry Gervais, CEO, Greater Nanaimo Chamber of Commerce re: Updates on the Greater Nanaimo Chamber of Commerce

Corry Gervais, Chief Executive Officer, Greater Nanaimo Chamber of Commerce, provided a presentation regarding updates on the Greater Nanaimo Chamber of Commerce. Highlights included:

- In 2025, small businesses will have the opportunity to pay monthly into the Chamber Health Benefits Plan, which will provide extended health care and dental coverage
- The Chamber hosted 40 events in 2024 that provided networking opportunities for members and businesses
- In 2024, the Chamber launched two new programs for members, including the Nanaimo Chamber Volunteer Program and Chamber

University, which offered classes on cyber security, marketing, business continuity and bookkeeping

- The Vandalism Relief Grant provided support for many businesses, and by October 2024 \$30,000 has been administered
- The Commercial Street Night Market provided the largest non-dues revenue stream, assisted in creating vital downtown core, brought 25,000 people to the downtown core over 11 weeks and created interactive family-friendly events

b. Patrick Ukoustoff re: Public Perception of the Third Alternative Approval Process for the Public Works Yard Updates

Patrick Ukoustoff spoke regarding public perception of the third Alternative Approval Process for the Public Works Yard Updates. They expressed concerns regarding the lack of public knowledge of the Alternative Approval Process (AAP) and with the City's timeline in mailing out informational flyers. The delegation suggested that in the event of another AAP, the City should advertise the proposal for one year.

c. Gil Yaron, Managing Director, Circular Innovation, Light House re: Vancouver Island Building Material Exchange Program

Gil Yaron, Managing Director, Circular Innovation, Light House, provided a presentation regarding Vancouver Island Building Material Exchange Program. Highlights included:

- The City and Regional District of Nanaimo (RDN) have shown leadership in circular economy
- The Program connects companies that generate construction waste with companies that can use the materials
- The Program provides an online marketplace for construction materials, and hosts events to allow companies to pitch circular economy proposals to businesses
- Benefits of the Program include turning waste into revenue streams, reducing waste management costs and reducing material costs
- There are currently 100 companies registered across Vancouver Island

d. Dan Hula re: Declaring a State of Climate Emergency

Dan Hula spoke regarding declaring a state of climate emergency. They noted a lack of evidence to support the climate emergency the City has been in since 2019, and the resulting justification for local decisions to

reduce greenhouse gas emissions. The delegation also expressed concerns relative to the production of electric vehicles and vaccines.

12. REPORTS:

a. Cemetery Amendment Bylaw No. 7084.02

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

David Thompson, Manager, Roads and Traffic Services, spoke regarding proposed Bylaw amendments that would allow the re-erection of the Commonwealth War Graves memorials, and noted that a review of the memorials is set to take place next Spring.

Delegation:

1. Kevin Hills spoke regarding the Commonwealth War Graves memorial. Highlights included:

- The Commonwealth War Graves Commission was created during the First World War, and the mandate of the Commission is to ensure those who died in service are commemorated
- Each Commonwealth country has committed to a lifetime of maintaining the memorials
- Nanaimo has 26 Commonwealth War Grave memorials, with 23 in the Nanaimo Cemetery on Bowen Road. At the time of burial, the headstones were installed upright; however, they are currently laying flat and are prematurely weathering due to water pooling and moss growth

It was moved and seconded that “Cemetery Bylaw Amendment Bylaw 2024 No. 7084.02” (a bylaw to authorize Commonwealth War Graves Commission memorial and other housekeeping amendments) pass first reading. The motion carried unanimously.

It was moved and seconded that “Cemetery Bylaw Amendment Bylaw 2024 No. 7084.02” pass second reading. The motion carried unanimously.

It was moved and seconded that “Cemetery Bylaw Amendment Bylaw 2024 No. 7084.02” pass third reading. The motion carried unanimously.

b. Cemetery Fees and Charges Amendment Bylaw

David Thompson, Manager, Roads and Traffic Services, noted the current fees and charges no longer reflect the value of work or the cemetery

properties. They advised that the City's cemetery charges are low in comparison with similar jurisdictions, and the recommended increase in rates would place Nanaimo's rates at a median level.

Council and Staff discussion took place regarding how fees and charges are currently incurred at Nanaimo cemeteries.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2024, No. 7336.11" (a bylaw to amend the cemetery fees and charges) pass first reading. The motion carried unanimously.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2024, No. 7336.11" pass second reading. The motion carried unanimously.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2024, No. 7336.11" pass third reading. The motion carried unanimously.

c. Rezoning Application No. RA504 - 335 Third Street

Jeremy Holm, Director, Planning and Development, spoke regarding the rezoning application, and noted the concept plans propose 56 units over two buildings, with vehicle access from Wharton Street and Georgia Avenue.

Delegations:

1. Gloria Bell expressed concerns with the scale of the project and the computer-simulated shadow study. They also noted inaccuracies with the property boundary, as well as concerns with the lack of response from Staff, and the restricted opportunity to express concerns on development projects. The delegation requested that Council not proceed past first bylaw reading.
2. James McRae spoke regarding a preferred access point from the existing laneway, concerns regarding a lack of privacy from the proposed units, and a preference for a smaller building footprint. They also expressed concerns regarding future residents parking on nearby streets due to potential charges to park on site at the development.
3. Jim Hansen, via Zoom, expressed concerns regarding the lack of response from Staff at the Open House held for the project, concerns with the conceptual drawings and traffic management plan, and requested consideration for the proximity to the Cat Stream.

4. Christine Johnson outlined concerns relative to the proposed building height and increased traffic in the area, environmental regulations, inconsistency with the City Plan, and requested a traffic survey be completed prior to approving rezoning.
5. Julia Sheffield expressed concerns regarding increase traffic in the area, a lack of safe pedestrian routes, inconsistency with the City Plan, and requested a traffic impact assessment take place prior to approving rezoning.
6. Pross Chan outlined concerns regarding increased traffic and the lack of sidewalks in the area, the proposed height of the development, and potential environmental impacts due to the property's location on a floodplain.
7. Toby Seward spoke on behalf of the property owner and noted their work with the City to determine the best access point, the building height, and the types of units proposed.

It was moved and seconded that Rezoning Application No. RA504 for 335 Third Street be referred back to Staff for completion of an access assessment to the site. The motion carried unanimously.

Council recessed the meeting at 9:15 p.m.

Council reconvened the meeting at 9:27 p.m.

d. Development Permit Application No. DP1351 - 27 Hispanola Place

Introduced by Jeremy Holm, Director, Planning and Development.

Delegation:

1. Chris Midgley, Landscape Architect, Kinship Art Ecology, was in attendance to answer questions

It was moved and seconded that Council issue Development Permit No. DP1351 for site improvements within the marine foreshore leave strip at 27 Hispanola Place with a variance as outlined in the "Proposed Variance" section of the Staff Report titled "Development Permit Application No. DP1351 - 27 Hispanola Place", dated 2024-NOV-04. The motion carried unanimously.

e. Potential Road Closure and Land Exchange - 2209 Bowen Road

Introduced by Laura Mercer, General Manager, Corporate Services.

It was moved and seconded that Council authorize the road closure and disposition of an unnamed lane adjacent to 2209 Bowen Road, and direct Staff to enter into a Road Closure and Land Exchange Agreement. The motion carried unanimously.

It was moved and seconded that “Highway Closure and Dedication Removal Bylaw 2024 No. 7376” (to provide for highway closure and dedication removal of an unnamed lane adjacent to 2209 Bowen Road) pass first reading. The motion carried unanimously.

It was moved and seconded that “Highway Closure and Dedication Removal Bylaw 2024 No. 7376” pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to proceed with public notice for the closure and disposition of an unnamed lane adjacent to 2209 Bowen Road. The motion carried unanimously.

f. 2025 Acting Mayor Schedule

Introduced by Nikolina Vracar, Deputy Corporate Officer, Legislative Services.

It was moved and seconded that Council approve the following 2025 Acting Mayor Schedule:

- Councillor Perrino, 2025-JAN-01 to 2025-FEB-16;
- Councillor Hemmens, 2025-FEB-17 to 2025-MAR-30;
- Councillor Thorpe, 2025-MAR-31 to 2025-MAY-11;
- Councillor Geselbracht, 2025-MAY-12 to 2025-JUN-29;
- Councillor Armstrong, 2025-JUN-30 to 2025-AUG-10;
- Councillor Eastmure, 2025-AUG-11 to 2025-SEP-28;
- Councillor Manly, 2025-SEP-29 to 2025-NOV-09;
- Councillor Perrino, 2025-NOV-10 to 2025-DEC-31.

The motion carried unanimously.

g. 2025 Council and Committees Key Date Calendars

Introduced by Nikolina Vracar, Deputy Corporate Officer, Legislative Services.

It was moved and seconded that Council approve the 2025 Council and Committees Key Date Calendars as presented in Attachments ‘A’ through ‘G’ of the Staff Report titled “2025 Council and Committees Key Date Calendars”, dated 2024-NOV-04. The motion carried unanimously.

13. BYLAWS:

- a. “Property Tax Prepayment Plan Bylaw 2024, No. 7390”

It was moved and seconded that “Property Tax Prepayment Plan Bylaw 2024, No. 7390” (a bylaw to authorize a property tax prepayment plan) be adopted. The motion carried unanimously.

- b. “User Rates Auto Debit Plan Bylaw 2024, No. 7391”

It was moved and seconded that “User Rates Auto Debit Plan Bylaw 2024, No. 7391” (a bylaw to authorize a user rates auto debit plan) be adopted. The motion carried unanimously.

At this time, correspondence from the Salvation Army New Hope Centre regarding request for letter of support for additional emergency shelter beds at 19 Nicol Street was considered.

14. CORRESPONDENCE:

- a. Salvation Army New Hope Centre Request for Letter of Support re: Additional Emergency Shelter Beds at 19 Nicol Street

It was moved and seconded that the Mayor, on behalf of Council, provide a letter affirming Council’s support for the Salvation Army’s plan to add 28 additional shelter beds as part of the building project at 19 Nicol Street. The motion carried unanimously.

16. OTHER BUSINESS:

- a. Councillor Armstrong Motion re: City of Nanaimo Liquor Control Strategy

It was moved and seconded that Council refer the City of Nanaimo Liquor Control Strategy to the December 18, 2024 Public Safety Committee Meeting for input. The motion carried unanimously.

17. QUESTION PERIOD:

Council received one question from the public regarding agenda items.

18. ADJOURNMENT:

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

MAYOR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER