



MINUTES

GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, December 9, 2024, 1:00 P.M.
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

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

Absent: Councillor T. Brown

Staff: D. Lindsay, Chief Administrative Officer
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. Rose, Manager, Transportation
L. Rowett, Manager, Current Planning
N. Sponaugle, Communications Advisor
A. Chanakos, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Governance and Priorities Committee Meeting was called to order at 1:00 p.m.

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

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 6(a)(1) Nanaimo Parking Review and Bylaw Update – Parking Conditions Report – Remove presenter Caroline Dunaux, Transportation Planner, Urban Systems.
- (b) Agenda Item 6(a)(2) Updating Off-Street Parking Requirements Downtown – Add delegation from Darren Moss.

3. APPROVAL OF THE AGENDA:

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

4. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-NOV-25, at 1:01 p.m. be adopted. The motion carried unanimously.

5. AGENDA PLANNING:

(a) Upcoming Topics and Initiatives

Sheila Gurrie, Director, Legislative Services, spoke regarding topics and initiatives scheduled for upcoming Governance and Priorities Committee (GPC) meetings.

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to include a topic to consider the phasing and timing of Design Commercial, including the work fronting Diana Krall Plaza, at a future Governance and Priorities Committee meeting during the first quarter of 2025. The motion carried unanimously.

Committee and Staff discussion took place regarding possible future legislation regarding demolition practices, the time frame and Staff capacity to produce a report on the topic, and consequential effects on permit timelines.

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff, in accordance with Integrated Action Plan item C.1.6.12, to:

- Add the topic of “Demolition and Deconstruction Bylaw” (to increase the diversion of recyclable and re-usable material from landfill) to an upcoming Governance and Priorities Committee agenda before the end of the second quarter of 2025; and,

- Prepare a report regarding existing deconstruction bylaws, key elements of a draft demolition and deconstruction bylaw, challenges and opportunities for regulating deconstruction in Nanaimo, and options for Council to consider prior to proceeding with drafting a "Demolition and Deconstruction Bylaw".

The motion carried.

Opposed: *Councillors Armstrong, Perrino and Thorpe*

6. REPORTS:

(a) Connected Nanaimo:

(1) Nanaimo Parking Review and Bylaw Update - Parking Conditions Report

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

Presentation:

1. Dan Casey, Transportation Consultant, Urban Systems, provided a PowerPoint presentation. Highlights included:
 - Targeted outcomes of the parking review include updates to the City's regulatory bylaws around parking, traffic and crossing control
 - Areas of the City Plan that could see the most meaningful impact from parking regulation include sustainable transportation and green mobility, affordable housing and complete streets
 - Within the last year, important legislative changes around housing have occurred at the provincial level, which ultimately affects parking
 - The City's approach to minimum parking requirements is a tiered approach, with more dense, urban areas having lower parking requirements than other areas
 - The City's cash-in-lieu option within the "Off-Street Parking Regulations Bylaw 2018 No. 7266" has not been heavily utilized by the development industry in recent years

Committee discussion took place regarding geographic constraints limiting where the cash-in-lieu option can be utilized.

Dan Casey, Transportation Consultant, Urban Systems, continued the presentation and noted the need to consider the impacts that policy changes may have regarding on-street and public parking.

Committee discussion took place regarding inadequate parking supply in new developments, and the factors in play that limit the amount of surface parking that can be provided.

Dan Casey, Transportation Consultant, Urban Systems, continued the presentation. Highlights included:

- Consideration for reduced parking in other areas of the City outside of Transit Oriented Areas (TOAs)
- Transportation alternatives need to be considered in areas of reduced parking
- Opportunities to provide end-point cycling facilities such as bike lockers and changing facilities
- Reviewed alternatives for public curb space, including green space, travel lanes and delivery access

Committee discussion took place regarding the need for parking management policies to ensure adequate parking provisions are in place throughout the city.

(2) Updating Off-Street Parking Requirements Downtown

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

Jamie Rose, Manager, Transportation, noted the following:

- Land use and mobility need to coincide with each other
- The City is trying to encourage less trips with the use of personal vehicles
- Consideration for eliminating parking requirements in primary urban centres
- Consideration for an option that eliminates all parking requirements within the 400m buffer surrounding TOAs

Lainya Rowett, Manager, Current Planning, spoke regarding the new legislation implemented by the Province to reduce parking minimums, and the possible resulting effects.

Jeremy Holm, Director, Planning and Development, spoke regarding servicing considerations related to transportation that are not considered in the new TOA legislation.

Delegations:

1. Michael Bassili, Strong Towns Nanaimo, spoke in support of eliminating parking requirements in the downtown core to better delegate land use, and was in favor of either full-scale elimination of parking or the expansion of TOAs in corridors.
2. Julian West spoke, via Zoom, regarding the car-free housing model, and noted that requiring parking for residential developments forces residents to invest in one mode of transportation, and disincentivizes all other modes of transportation.

Committee discussion took place regarding the cost savings derived from eliminating parking being transferred to the purchaser in the car-free housing model, and the value of more greenspace compared to traditional housing developments.

3. Scott Ebbett spoke, via Zoom, regarding parking changes in New Zealand, including the removal of parking requirements in medium and high-density residential zones and business zones, and the resulting increased density and reduced housing costs.

Committee discussion took place regarding the importance of strong parking management to minimize the effects of eliminating parking minimums, including costs and time limits for curbside parking.

4. Darren Moss spoke in support of eliminating parking requirements downtown, and the importance of ensuring proper transportation alternatives are in place. They also spoke regarding the opportunity to allow more flexible developments to enter the market in response to changes in parking requirements.

Committee discussion took place regarding parking considerations when there are changes in use of a building, and opportunities for creative reduced-parking developments downtown.

Committee and Staff discussion took place:

- Amendments to “Off-Street Parking Regulations Bylaw 2018 No. 7266” would not affect existing commercial buildings, unless there was a change in use that had different parking requirements
- Potentially including an exception to provide minimum parking for buildings that will cater to seniors
- Concern regarding reducing parking; however, support for a trial of the concept downtown
- Potential increased demand for on-street parking following the elimination of parking minimums
- A Public Hearing would be required prior to any amendments to “Off-Street Parking Regulations Bylaw 2018 No. 7266”

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to amend the “Off-Street Parking Regulations Bylaw 2018 No. 7266” to eliminate all minimum parking requirements for all uses within the Downtown Urban Centre. The motion carried.

Opposed: *Councillor Thorpe*

7. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

8. ADJOURNMENT:

It was moved and seconded at 2:44 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

CORPORATE OFFICER