



MINUTES

SPECIAL COUNCIL MEETING (PUBLIC HEARING)

Thursday, July 17, 2025, 7:00 p.m.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

Members:	Mayor L. Krog, Chair Councillor S. Armstrong Councillor H. Eastmure Councillor E. Hemmens Councillor J. Perrino
Absent:	Councillor T. Brown Councillor B. Geselbracht Councillor P. Manly Councillor I. Thorpe
Staff:	J. Holm, Director, Planning and Development N. Vracar, Deputy Corporate Officer C. Horn, Planner A. Bullen, Steno, Planning A. Chanakos, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Special Meeting was called to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

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

3. PUBLIC HEARING REQUIREMENTS:

Mayor Krog advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and outlined the purpose and protocols of the Public Hearing.

Mayor Krog then outlined the public participation options, and explained the requirements for conducting a Public Hearing.

4. CALL THE PUBLIC HEARING TO ORDER FOR "REZONING APPLICATION NO. RA522 - 1850 BOXWOOD ROAD, ZONING AMENDMENT BYLAW 2025 NO. 4500.241"

(a) Rezoning Application No. RA522 - 1850 Boxwood Road

Mayor Krog called the Public Hearing to order at 7:04 p.m.

Caleb Horn, Planner, introduced the application and noted that eight (8) written submissions were received prior to the 2:00 p.m. cut off in advance of the Special Council Meeting (Public Hearing), 2025-JUL-17 with respect to Rezoning Application No. RA522 - 1850 Boxwood Road.

Mayor Krog called for submissions from the Applicant:

1. Jaimi Yra, Project Manager, Altus Group, spoke on behalf of the applicant advising the following:

- BC Housing has partnered with Island Health to provide 22 housing units with complex care services. The units are designed for individuals with significant health care needs including mental health, addiction, disabilities and other chronic health issues, and provide affordable homes with voluntary person-centred health, cultural and social supports
- Each resident will be provided a self-contained studio apartment with a kitchenette and bathroom, and the building will include communal dining areas, shared amenity spaces and integrated health care services provided by Island Health
- Staff will be onsite 24/7 and services will be provided by a non-profit housing provider to be selected at a future date
- Possible supports include life skills development, wellness checks, employment assistance and community connection programs

Council discussion took place regarding a lack of security and concerns around drug dealers attending the site.

Lisa Murphy, Director of Mental Health and Substance Use for Central and North Vancouver Island, Island Health, advised the following:

- The proposed housing will act as Phase 2 of complex care housing and all clients from Phase 1 will go through an intake process to determine suitability for the site
- Care plans will be created in collaboration with each client to encourage success; however, clients who do not follow their care plan face the risk of eviction
- Phase 1 focuses on clients who are recently or actively in substance use and are working to limit use or use safely
- Phase 2 supports clients moving into recovery therefore extensive drug use is not anticipated
- Drugs will be delivered to the site through a pharmacy contract, and not through a safe injection site

Jennifer Fox, Regional Director for Vancouver Island, BC Housing, advised that comprehensive services will be provided to the residents, and no drop-in services will be provided.

Elsabe Fourie, Senior Manager of Regional Developments, BC Housing, advised that the Province identified Nanaimo as a priority community to receive 20 units of complex care housing; however, through the design process two additional units were incorporated.

Mayor Krog called for submissions from the public:

1. Christine Smith, Nanaimo, spoke in opposition, and stated that the proposed facility would negatively affect how the area develops. They expressed concern regarding the safety of walkers or bikers in the area due to an anticipated increase in criminal activity around the site and noted the high cost of providing services for a limited number of people.

Council discussion took place regarding BC Housing addressing many of the proposed concerns.

Mayor Krog called for submissions from the public for a second time:

2. Cory Rosen Goldberg spoke in opposition and expressed concern regarding the facility's proximity to a childcare facility, elementary school, residential housing and local businesses. They noted

patterns of negative impacts around other supportive housing sites and the lack of funding for on-site security. The speaker expressed a desire for Council to uphold the current zoning and for BC Housing to explore suitable land in an appropriate alternate location.

Mayor Krog called for submissions from the public for a third and final time:

No one wished to speak regarding Rezoning Application No. RA522 - 1850 Boxwood Road.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

Hearing no further comments from the public the Mayor declared the Public Hearing for RA522 - 1850 Boxwood Road be closed at 7:33 p.m.

It was moved and seconded that “Zoning Amendment Bylaw 2025 No. 4500.241” (to rezone 1850 Boxwood Road to allow Personal Care Facility as a site-specific use in the High Tech Industrial [I3]) pass third reading. The motion carried unanimously.

5. BYLAWS:

- (a) “Home Energy Retrofit Financing Program Amendment Bylaw 2025 No. 7393.01”

It was moved and seconded that “Home Energy Retrofit Financing Program Amendment Bylaw 2025 No. 7393.01” (a bylaw to address housekeeping amendments) be adopted. The motion carried unanimously.

6. REPORTS:

- (a) Home Energy Retrofit Financing Program - Local Area Service Bylaws for Participating Properties

Jeremy Holm, Director, Planning and Development, provided an overview of the report included in the agenda package.

1510 Cranberry Avenue

It was moved and seconded that “Home Energy Retrofit Financing [1510 Cranberry Avenue] Local Area Service Establishment Bylaw 2025 No. 7399” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1510 Cranberry Avenue] Local Area Service Establishment Bylaw 2025 No. 7399” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1510 Cranberry Avenue] Local Area Service Establishment Bylaw 2025 No. 7399” pass third reading. The motion carried unanimously.

123 Kamp Place

It was moved and seconded that “Home Energy Retrofit Financing [123 Kamp Place] Local Area Service Establishment Bylaw 2025 No. 7400” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [123 Kamp Place] Local Area Service Establishment Bylaw 2025 No. 7400” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [123 Kamp Place] Local Area Service Establishment Bylaw 2025 No. 7400” pass third reading. The motion carried unanimously.

2896 105th Street

It was moved and seconded that “Home Energy Retrofit Financing [2896 105 Street] Local Area Service Establishment Bylaw 2025 No. 7401” (a bylaw to provide financing for participation in the City of Nanaimo Home Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [2896 105 Street] Local Area Service Establishment Bylaw 2025 No. 7401” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [2896 105 Street] Local Area Service Establishment Bylaw 2025 No. 7401” pass third reading. The motion carried unanimously.

688 Nicol Street

It was moved and seconded that “Home Energy Retrofit Financing [688 Nicol Street] Local Area Service Establishment Bylaw 2025 No. 7402” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [688 Nicol Street] Local Area Service Establishment Bylaw 2025 No. 7402” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [688 Nicol Street] Local Area Service Establishment Bylaw 2025 No. 7402” pass third reading. The motion carried unanimously.

Unit 101 - 5918 Kaden Place

It was moved and seconded that “Home Energy Retrofit Financing [101 - 5918 Kaden Place] Local Area Service Establishment Bylaw 2025 No. 7403” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [101 - 5918 Kaden Place] Local Area Service Establishment Bylaw 2025 No. 7403” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [101 - 5918 Kaden Place] Local Area Service Establishment Bylaw 2025 No. 7403” pass third reading. The motion carried unanimously.

5384 Catalina Drive

It was moved and seconded that “Home Energy Retrofit Financing [5384 Catalina Drive] Local Area Service Establishment Bylaw 2025 No. 7404” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [5384 Catalina Drive] Local Area Service Establishment Bylaw 2025 No. 7404” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [5384 Catalina Drive] Local Area Service Establishment Bylaw 2025 No. 7404” pass third reading. The motion carried unanimously.

190 Heritage Drive

It was moved and seconded that “Home Energy Retrofit Financing [190 Heritage Drive] Local Area Service Establishment Bylaw 2025 No. 7405” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [190 Heritage Drive] Local Area Service Establishment Bylaw 2025 No. 7405” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [190 Heritage Drive] Local Area Service Establishment Bylaw 2025 No. 7405” pass third reading. The motion carried unanimously.

4542 Woodwinds Crescent

It was moved and seconded that “Home Energy Retrofit Financing [4542 Woodwinds Crescent] Local Area Service Establishment Bylaw 2025 No. 7407” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [4542 Woodwinds Crescent] Local Area Service Establishment Bylaw 2025 No. 7407” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [4542 Woodwinds Crescent] Local Area Service Establishment Bylaw 2025 No. 7407” pass third reading. The motion carried unanimously.

32 Cilaire Drive

It was moved and seconded that “Home Energy Retrofit Financing [32 Cilaire Drive] Local Area Service Establishment Bylaw 2025 No. 7408” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [32 Cilaire Drive] Local Area Service Establishment Bylaw 2025 No. 7408” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [32 Cilaire Drive] Local Area Service Establishment Bylaw 2025 No. 7408” pass third reading. The motion carried unanimously.

4015 Uplands Drive

It was moved and seconded that “Home Energy Retrofit Financing [4015 Uplands Drive] Local Area Service Establishment Bylaw 2025 No. 7409” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [4015 Uplands Drive] Local Area Service Establishment Bylaw 2025 No. 7409” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [4015 Uplands Drive] Local Area Service Establishment Bylaw 2025 No. 7409” pass third reading. The motion carried unanimously.

1613 Blackstone Place

It was moved and seconded that “Home Energy Retrofit Financing [1613 Blackstone Place] Local Area Service Establishment Bylaw 2025 No. 7410” (a bylaw to provide financing for participation in the City of Nanaimo Home Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1613 Blackstone Place] Local Area Service Establishment Bylaw 2025 No. 7410” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1613 Blackstone Place] Local Area Service Establishment Bylaw 2025 No. 7410” pass third reading. The motion carried unanimously.

146 Emery Way

It was moved and seconded that “Home Energy Retrofit Financing [146 Emery Way] Local Area Service Establishment Bylaw 2025 No. 7411” (a bylaw to provide financing for participation in the City of Nanaimo Home Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [146 Emery Way] Local Area Service Establishment Bylaw 2025 No. 7411” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [146 Emery Way] Local Area Service Establishment Bylaw 2025 No. 7411” pass third reading. The motion carried unanimously.

621 Victoria Road

It was moved and seconded that “Home Energy Retrofit Financing [621 Victoria Road] Local Area Service Establishment Bylaw 2025 No. 7412” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [621 Victoria Road] Local Area Service Establishment Bylaw 2025 No. 7412” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [621 Victoria Road] Local Area Service Establishment Bylaw 2025 No. 7412” pass third reading. The motion carried unanimously.

57 Cutlass Lookout

It was moved and seconded that “Home Energy Retrofit Financing [57 Cutlass Lookout] Local Area Service Establishment Bylaw 2025 No. 7413” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [57 Cutlass Lookout] Local Area Service Establishment Bylaw 2025 No. 7413” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [57 Cutlass Lookout] Local Area Service Establishment Bylaw 2025 No. 7413” pass third reading. The motion carried unanimously.

448 Seventh Street

It was moved and seconded that “Home Energy Retrofit Financing [448 Seventh Street] Local Area Service Establishment Bylaw 2025 No. 7414” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [448 Seventh Street] Local Area Service Establishment Bylaw 2025 No. 7414” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [448 Seventh Street] Local Area Service Establishment Bylaw 2025 No. 7414” pass third reading. The motion carried unanimously.

645 Haliburton Street

It was moved and seconded that “Home Energy Retrofit Financing [645 Haliburton Street] Local Area Service Establishment Bylaw 2025 No. 7415” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [645 Haliburton Street] Local Area Service Establishment Bylaw 2025 No. 7415” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [645 Haliburton Street] Local Area Service Establishment Bylaw 2025 No. 7415” pass third reading. The motion carried unanimously.

5309 Williamson Road

It was moved and seconded that “Home Energy Retrofit Financing [5309 Williamson Road] Local Area Service Establishment Bylaw 2025 No. 7417” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [5309 Williamson Road] Local Area Service Establishment Bylaw 2025 No. 7417” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [5309 Williamson Road] Local Area Service Establishment Bylaw 2025 No. 7417” pass third reading. The motion carried unanimously.

437 Kennedy Street

It was moved and seconded that “Home Energy Retrofit Financing [437 Kennedy Street] Local Area Service Establishment Bylaw 2025 No. 7418” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [437 Kennedy Street] Local Area Service Establishment Bylaw 2025 No. 7418” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [437 Kennedy Street] Local Area Service Establishment Bylaw 2025 No. 7418” pass third reading. The motion carried unanimously.

Unit 1 - 2465 Oriole Drive

It was moved and seconded that “Home Energy Retrofit Financing [1 - 2465 Oriole Drive] Local Area Service Establishment Bylaw 2025 No. 7419” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1 - 2465 Oriole Drive] Local Area Service Establishment Bylaw 2025 No. 7419” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1 - 2465 Oriole Drive] Local Area Service Establishment Bylaw 2025 No. 7419” pass third reading. The motion carried unanimously.

6217 Icarus Drive

It was moved and seconded that “Home Energy Retrofit Financing [6217 Icarus Drive] Local Area Service Establishment Bylaw 2025 No. 7421” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [6217 Icarus Drive] Local Area Service Establishment Bylaw 2025 No. 7421” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [6217 Icarus Drive] Local Area Service Establishment Bylaw 2025 No. 7421” pass third reading. The motion carried unanimously.

1674 White Blossom Way

It was moved and seconded that “Home Energy Retrofit Financing [1674 White Blossom Way] Local Area Service Establishment Bylaw 2025 No. 7422” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1674 White Blossom Way] Local Area Service Establishment Bylaw 2025 No. 7422” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [1674 White Blossom Way] Local Area Service Establishment Bylaw 2025 No. 7422” pass third reading. The motion carried unanimously.

3200 Greystone Place

It was moved and seconded that “Home Energy Retrofit Financing [3200 Greystone Place] Local Area Service Establishment Bylaw 2025 No. 7423” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [3200 Greystone Place] Local Area Service Establishment Bylaw 2025 No. 7423” passed second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [3200 Greystone Place] Local Area Service Establishment Bylaw 2025 No. 7423” passed third reading. The motion carried unanimously.

2554 Cosgrove Crescent

It was moved and seconded that “Home Energy Retrofit Financing [2554 Cosgrove Crescent] Local Area Service Establishment Bylaw 2025 No. 7424” (a bylaw to provide financing for participation in the City of Nanaimo Home Energy Retrofit Financing Program) pass first reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [2554 Cosgrove Crescent] Local Area Service Establishment Bylaw 2025 No. 7424” pass second reading. The motion carried unanimously.

It was moved and seconded that “Home Energy Retrofit Financing [2554 Cosgrove Crescent] Local Area Service Establishment Bylaw 2025 No. 7424” pass third reading. The motion carried unanimously.

7. ADJOURNMENT:

It was moved and seconded at 7:49 p.m. that the Special Council meeting be adjourned. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER