



MINUTES
REGULAR COUNCIL MEETING

Monday, September 8, 2025, 4:30 P.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

Members:

Mayor L. Krog, Chair
Councillor S. Armstrong (arrived at 4:38 p.m.)
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
L. Bhopalsingh, 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, A/Director Legislative Services
D. Burgos, Manager, Corporate Communications and Community
Relation
N. Skeels, Manager, Real Estate
N. Sponauble, Strategic Initiatives Advisor
J. Vanderhoef, Recording Secretary

1. CALL THE MEETING TO ORDER:

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

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:

- (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;
- (g) litigation or potential litigation affecting the municipality;
- (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;
- (m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- (n) the consideration of whether a Council meeting should be closed under a provision of this subsection or subsection (2); and,

Section 90(2) A part of a Council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

- (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 6:18 p.m.

Council recessed the Open Meeting at 6:18 p.m.

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

Mayor Krog welcomed Lisa Bhopalsingh as the new General Manager of Community Services and Deputy Chief Administrative Officer.

3. INTRODUCTION OF LATE ITEMS:

- (a) Remove Agenda Item 11(a) Delegation from Holden Southward re: Municipal Debt, Property Taxes and Locally Owned Development
- (b) Agenda Item 12:
 - (a) Lease Disposition to BC Housing - 354 Haliburton Street;
 - (b) Covenant Amendment Application No. CA22 and Development Permit Application No. DP1329 - 355 Nicol Street; and,
 - (c) Temporary Use Permit Application No. TUP26 and Development Variance Permit Application No. DVP484 - 364 Haliburton Street

Add – Presenters (to respond to Council's questions):

- Joan Brown, Chief Administrative Officer, Snuneymuxw First Nation
 - Cellina Heang, Project Manager, M'akola Development Services
 - Jose Wong, Development Manager, BC Housing
 - Maris MacDonald, MacDonald Hagarty Architects Ltd.
- (c) Agenda Item 12(c) Temporary Use Permit Application No. TUP26 and Development Variance Permit Application No. DVP484 - 364 Haliburton Street – Add delegation from Sydney Robertson, Chair, South End Community Association.

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 following minutes be adopted as circulated:

- Minutes of the Special Council Meeting (Public Hearing) held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Thursday, 2025-JUN-19 at 7:00 p.m.
- Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2025-JUL-21 at 4:30 p.m.
- Minutes of the Special Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2025-JUL-28 at 4:30 p.m.

The motion carried unanimously.

6. **MAYOR'S REPORT:**

Mayor Krog advised of the following:

- The City is accepting nominations for the 2026 Culture Awards
- Public input is sought regarding how the City funds growth through a review of Development Cost Charges and Amenity Cost Charges
- On 2025-SEP-09 the 55+ BC Senior Games will begin in Nanaimo with the opening ceremony being held on 2025-SEP-10 at 6:30 p.m. in Serauxmen Stadium. The City will welcome 2,700 participants from across the province attending 21 events over four days. Nearly 1,000 volunteers will help stage the games and it is anticipated that the games will generate a \$3 to 5-million-dollar economic impact for the community while promoting an active lifestyle
- The Firefighters National Memorial Day will take place on 2025-SEP-14 to honour all fallen firefighters and thanked the Nanaimo Firefighters for their service
- Former City Councillor Ted Greves will be inducted into the Canadian Lacrosse Hall of Fame in 2025
- The Nanaimo Sports Hall of Fame has begun recognizing the achievements of Indigenous athletes from Nanaimo

7. **RISE AND REPORT:**

(a) Member-At-Large Appointment to the Board of Variance

The Mayor advised that during the 2025-JUL-28 Special In Camera Council Meeting, Council appointed Maciek Dobrowolski to the Board of Variance for a three-year-term commencing 2025-AUG-30 and ending 2028-AUG-30 or until a successor is appointed.

8. **COMMITTEE MINUTES:**

The following Committee minutes were received:

- Minutes of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-MAY-08 at 5:00 p.m.
- Minutes of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-JUN-12 at 5:01 p.m.
- Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2025-JUN-23, at 1:00 p.m.

- Minutes of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-JUN-26 at 5:03 p.m.

9. REPORTS:

(a) Lease Disposition to BC Housing - 354 Haliburton Street

Introduced by Laura Mercer, General Manager, Corporate Services.

Nancy Skeels, Manager, Real Estate, provided an overview of the report in the agenda package.

Presenters: (Note: the following individuals were available to respond to questions)

- Joan Brown, Chief Administrative Officer, Snuneymuxw First Nation
- Cellina Heang, Project Manager, M'akola Development Services
- Jose Wong, Development Manager, BC Housing
- Maris MacDonald, MacDonald Hagarty Architects Ltd. (Via Zoom)

It was moved and seconded that Council approve the disposition of a 60-year lease of City-owned land located at 354 Haliburton Street to the Provincial Rental Housing Corporation. The motion carried unanimously.

(b) Covenant Amendment Application No. CA22 and Development Permit Application No. DP1329 - 355 Nicol Street

Mayor Krog requested that Council hear anyone wishing to speak with respect to Covenant Amendment Application No. CA22 - 355 Nicol Street.

No one in attendance wished to speak with respect to Covenant Amendment Application No. CA22 - 355 Nicol Street.

Presenters: (Note: the following individuals were available to respond to questions)

- Joan Brown, Chief Administrative Officer, Snuneymuxw First Nation
- Cellina Heang, Project Manager, M'akola Development Services
- Jose Wong, Development Manager, BC Housing
- Maris MacDonald, MacDonald Hagarty Architects Ltd. (Via Zoom)

It was moved and seconded that Council direct Staff to discharge Section 219 covenant CB986844 from the property title of 355 Nicol Street. The motion carried unanimously.

It was moved and seconded that Council issue Development Permit No. DP1329 for a supportive housing development at 355 Nicol Street with variances as outlined in the "Proposed Variances" section of the Staff Report titled "Covenant Amendment Application No. CA22 and Development Permit Application No. DP1329 - 355 Nicol Street", dated 2025-SEP-08. The motion carried unanimously.

(c) Temporary Use Permit Application No. TUP26 and Development Variance Permit Application No. DVP484 - 364 Haliburton Street

Jeremy Holm, Director, Planning and Development, introduced the report and advised that Staff were suggesting an amendment to the staff report recommendation pertaining to the temporary use permit to remove the Social Service Resource Centre use and limit the use to office and administrative purposes.

Delegation

1. Sydney Robertson, Chair, South End Community Association (SECA), spoke thanking Staff and the presenters for being amendable to remove the Social Service Resource Centre use. They also noted the request from SECA regarding closure of the Hub included under correspondence heading on the agenda.

Mayor Krog requested that Council hear anyone wishing to speak with respect to Temporary Use Permit Application No. TUP26 and/or Development Variance Permit Application No. DVP484 - 364 Haliburton Street.

No one in attendance wished to speak with respect to Temporary Use Permit Application No. TUP26 and/or Development Variance Permit Application No. DVP484 - 364 Haliburton Street.

Presenters: (Note: the following individuals were available to respond to questions)

- Joan Brown, Chief Administrative Officer, Snuneymuxw First Nation
- Cellina Heang, Project Manager, M'akola Development Services
- Jose Wong, Development Manager, BC Housing
- Maris MacDonald, MacDonald Hagarty Architects Ltd. (Via Zoom)

It was moved and seconded that Council:

1. Direct Staff to update conditions of the Temporary Use Permit No. TUP26 to remove Social Service Resource Centre; and

2. Issue the updated Temporary Use Permit No. TUP26 to allow an office at 364 Haliburton Street for a period of three years.

The motion carried unanimously.

It was moved and seconded that Council issue Development Variance Permit No. DVP484 with a parking variance as outlined in the "Proposed Variance" section of the Staff Report titled "Temporary Use Permit Application No. TUP26 and Development Variance Permit Application No. DVP484 - 364 Haliburton Street", dated 2025-SEP-08. The motion carried unanimously.

- (d) Development Permit Application No. DP1362 - 1044 Old Victoria Road

It was moved and seconded that Council issue Development Permit No. DP1362 for a mini storage development at 1044 Old Victoria Road with a variance as outlined in the "Proposed Variance" section of the Staff Report titled "Development Permit Application No. DP1362 - 1044 Old Victoria Road", dated 2025-SEP-08. The motion carried unanimously.

- (e) Development Permit Application No. DP1394 - 529 Terminal Avenue North

It was moved and seconded that Council issue Development Permit No. DP1394 to vary the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" to reduce the required parking for a multi-family residential development at 529 Terminal Avenue North as outlined in the "Proposed Variance" section of the Staff Report titled "Development Permit Application No. DP1394 - 529 Terminal Avenue North", dated 2025-SEP-08. The motion carried unanimously.

10. **BYLAWS:**

- (a) "Officer Designation and Delegation of Authority Amendment Bylaw 2025 No. 7353.04"

It was moved and seconded that "Officer Designation and Delegation of Authority Amendment Bylaw 2025 No. 7353.04" be adopted. The motion carried unanimously.

11. OTHER BUSINESS:

- (a) Council Policy (COU-246) Consideration of Variances Policy

It was moved and seconded that Council endorse "Council Policy (COU-246) - Consideration of Variances Policy". The motion carried unanimously.

12. CORRESPONDENCE:

- (a) Correspondence dated 2025-AUG-19 from Sydney Robertson, Chair, South End Community Association (SECA) re: Request to Close the Hub

13. QUESTION PERIOD:

Council received two (2) questions from the public regarding agenda items.

14. ADJOURNMENT:

It was moved and seconded at 7:37 p.m. that the meeting adjourn. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER