



MINUTES

ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS MEETING

Wednesday, November 12, 2025, 4:00 P.M.
Boardroom, Service and Resource Centre
411 Dunsmuir Street, Nanaimo, BC

- Present:
- Councillor H. Eastmure, Chair
 - Councillor S. Armstrong
 - T. Brzovic, At Large Member* (joined at 4:05 p.m.; disconnected at 5:07 p.m.)
 - A. Dillingham-Lacoursiere, At Large Member
 - S. Enns, At Large Member
 - R. Harlow, At Large Member
 - T. Hirasawa, At Large Member
 - B. Kinrade, At Large Member*
 - J. Maffin, At Large Member*
 - S. Pump, At Large Member*
 - A. Stuart, At Large Member
 - N. Sugiyama, At Large Member
- Absent:
- L. Derksen, At Large Member
- Staff:
- L. Bhopalsingh, General Manager, Community Services/Deputy Chief Administrative Officer
 - D. Osborne, Director, Parks, Recreation and Culture
 - C. Davis, Deputy Director, Parks and Natural Areas
 - N. Vracar, Deputy Corporate Officer
 - D. Johnston, Manager, Recreation Services
 - J. Rose, Manager, Transportation
 - K. Mayes, Planner, Community Planning
 - A. Daly, Recreation Coordinator
 - L. Young, Zoom Moderator
 - K. Lundgren, Recording Secretary

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

1. CALL THE MEETING TO ORDER:

The Advisory Committee on Accessibility and Inclusiveness (ACAI) Meeting was called to order at 4:00 p.m.

Nikolina Vracar, Deputy Corporate Officer, provided an update on the ReadAI Zoom attendee at the 2025-SEP-10 ACAI Meeting and clarified that ReadAI is not a service used by Staff. They noted that ReadAI is a note-taking service and, as the City does not have control of the collection of potential personal information by this service, ReadAI will not be admitted into the Zoom meetings moving forward.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the minutes of the Advisory Committee on Accessibility and Inclusiveness Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2025-SEP-10 at 4:01 p.m. be adopted. The motion carried unanimously.

4. COUNCIL COMMUNICATIONS:

(a) Correspondence dated 2025-JUL-27 re: Maffeo Sutton Park Accessibility Issues

During the 2025-OCT-06 Regular Council Meeting, Council adopted the following motion:

"That Council direct Staff to add and prioritize 'Maffeo Sutton Park Assessment Audit' to the list of parks, trails, and open spaces being audited by the Rick Hansen Foundation in 2026."

5. PRESENTATIONS:

(a) Nanaimo Tenant Protections Project

Kristine Mayes, Planner, Community Planning, introduced the Nanaimo Tenant Protections Project. Highlights included:

- Nanaimo currently has approximately 108 purpose built rental buildings, and as these buildings age, the City may start to see redevelopment on some of these sites
- Redevelopment can mean tenant displacement and residents may have limited relocation options

- A webpage for the Nanaimo Tenant Protections Project is available on the City of Nanaimo website
- A “Get Involved” project page and renter survey will be launched in the near future

T. Brzovic joined the meeting electronically at 4:05 p.m.

Janelle Derksen, Senior Community Planner, CitySpaces Consulting, and Louis Wong, Planning Assistant, CitySpaces Consulting, joined via Zoom, and provided an on-screen presentation. Highlights included:

- The purpose of this project is to establish tenant protections to support people being displaced by redevelopment
- The project started October 2025 with community engagement being undertaken this fall
- A draft policy or bylaw is expected to be finalized in Spring 2026
- The Province has recently adopted new rules to allow municipalities to create tenant protection bylaws to provide support for tenants in addition to the *Residential Tenancy Act*
- Typical tenant protection measures include a communication plan, relocation plan, right of first refusal and financial compensation

Committee discussion took place. Highlights included:

- Seniors are likely heavily affected by displacement due to two-year waitlists into assisted type housing
- People with disabilities often experience eviction at a higher rate than others
- The City of Toronto has unique measures in place to support people being displaced as a result of redevelopment, which includes higher than standard compensation to support people with disabilities
- Lower income residents tend to be most affected by displacement
- Many landlords require their tenants to be employed; therefore, it is difficult for those on income assistance to secure housing
- Consideration that pets, service animals, and/or children can make it difficult for tenants to find replacement rental housing
- Concerns regarding the role of Real Estate Investment Trusts (REITs) taking over the rental stock
- It may take a long time for some individuals to feel safe and comfortable in new environments
- Accessibility equipment installed in homes are often a one-time build and not necessarily possible to move

- The cost of moving is often higher for those with disabilities
- People with disabilities often rely on services (transportation, care systems, health supports), and the importance of considering all the systems people rely on when being displaced
- Encouraged the use of accessible plain language in communication across all levels of the project including during the community engagement process
- Condominiums being built small to increase density makes it difficult for accessibility as well as accommodating families
- Consideration for parking for residents needing care aide visits
- Working with the Ministry of Social Development and Poverty Reduction regarding the policy/bylaw wording to ensure it does not negatively impact the Persons with Disabilities (PWD) income assistance rates
- Encouraged direct communication during the engagement process as those with financial difficulties may not prioritize filling out a survey
- Potential policy or bylaw provisions to ensure redeveloped units have affordable rents
- It is anticipated that this project will come back to the ACAI for endorsement prior to going to Council
- Expressed appreciation for the engagement process used in developing the City's new protections for mobile home tenants and recommended a similar process for renters to inform this conversation

K. Mayes, Planner, Community Planning, advised that next steps include engagement with non-profit housing providers and advocacy groups.

(b) Beban Outdoor Classroom and Play Space Update

Introduced by Darcie Osborne, Director, Parks, Recreation and Culture.

Damon Johnston, Manager, Recreation Services, provided an update on the Beban Park outdoor classroom and play space. Highlights included:

- The concept for the Beban Park outdoor classroom and play space was inspired when the COVID-19 pandemic created the need to connect outside
- The space is located behind the Beban Park Social Centre near Rooms 4, 5 and 6
- Feedback received from the ACAI at the 2022-JAN-12 meeting was incorporated into the design

- Provided an overview of the concept design including a pergola, outdoor classroom space, accessible trail way, service area to move equipment in and out, and circular raised platform
- The existing concrete structure was retained for active play
- Over the last few years, the City has been working with a landscape architect to create the landscape design
- Rooms 4 and 5 are heavily used for after-school care and this space will be a direct extension of that
- Challenges with the project include the root system of the cherry trees, and significant cost increases over the last four years and the willow tunnel design
- Provided an overview of the final detailed design
- Outdoor classroom includes teaching tools, logs that can be moved around and classroom tools such as a whiteboard or blackboard
- Surfaces in the plan include tile in the classroom area and most of the other area will be Fibar engineered wood fiber
- Project construction started October 2025 which anticipated completion in December 2025 depending on the weather

Committee and Staff discussion took place. Highlights included:

- The space will be a bookable space for community organizations
- The surface tiling may be different from the tiling used at Westwood Lake Park; and, Staff will follow up with the Committee on the technical description of the surface

T. Brzovic disconnected from the meeting at 5:07 p.m.

6. OTHER BUSINESS:

(a) Transportation Planning Updates

Jamie Rose, Manager, Transportation, provided an update on a number of transportation projects. Highlights included:

- The 2025 Transportation Workplan was presented at the 2025-JAN-08 ACAI Meeting
- The Parking Bylaw Review, which was brought forward to the ACAI in March, has recently gone to Council
- The pedestrian infrastructure upgrades were presented to the ACAI at the 2025-MAY-14 Meeting, and those projects are now in the design queue

- Following a transit-focused discussion at the 2025-JUL-09 meeting and, in coordination with the Regional District of Nanaimo, there are now two contracts to provide new transit shelters and benches
- Staff will return in January 2026 to present an overview of the 2026 Transportation Workplan

(b) Update re: 2025 Nanaimo 55+ BC Games

D. Osborne, Director, Parks, Recreation and Culture, spoke regarding the City hosting the 2025 Nanaimo 55+ BC Games. Highlights included:

- A host committee was established to ensure the games were accessible and inclusive
- There were varying sport types with sport-specific rules adjusted for the 55+ population
- The opening ceremonies at Serauxmen Stadium included closed captioning for attendees who are deaf or hard of hearing and utility vehicles to transport those with mobility challenges
- The medal ceremony was presented on level ground rather than a podium, and all facilities were required to be wheelchair accessible
- Indigenous components were represented throughout the games
- Financial considerations were addressed through affordable sports fees and membership costs

(c) Accessibility Audit for Maffeo Sutton Park

Charlotte Davis, Deputy Director, Parks and Natural Areas, provided an update on the accessibility audit for Maffeo Sutton Park which was completed on 2025-NOV-10. The audit included the entire park and parking lot with the exception of the washroom which will be replaced. Staff expect to receive the recommendations from the Rick Hanson Foundation in the next two months and hope to report back to the ACAI in January 2026.

Councillor Eastmure advised that the 2026 ACAI meeting schedule is pending Council endorsement; however, the next meeting date will be in January 2026. Additionally, she encouraged the Committee to reach out to Janelle Derksen, CitySpaces Consulting, or Kristine Mayes, Planner, Community Planning, if they have any additional feedback regarding the Nanaimo Tenant Protections Project.

7. ADJOURNMENT:

It was moved and seconded at 5:17 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER