



MINUTES
REGULAR COUNCIL MEETING

Monday, 2026-FEB-02, 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* (vacated at 5:52 p.m.; joined at 7:00 p.m.)
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor P. Manly
Councillor J. Perrino
- Absent: Councillor I. Thorpe
- Staff: L. Bhopalsingh, General Manager, Community Services and Acting 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, and Acting Director, Legislative Services
J. Rose, Manager, Transportation
C. Wood, Manager, Social Development
D. Hopkins, Community Policing Coordinator
R. Sawrie, Social Planner
N. Sponaule, Strategic Initiatives Advisor
L. Young, Steno, Legislative Services
K. Lundgren, Recording Secretary

1. CALL THE MEETING TO ORDER:

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

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 meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (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; and,
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2).

The motion carried unanimously.

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

Council moved out of In Camera at 5:52 p.m.

Council recessed the Open Meeting at 5:52 p.m.

Councillor Eastmure vacated the Shaw Auditorium at 5:52 p.m.

Councillor Eastmure joined the meeting electronically at 7:00 p.m.

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

3. INTRODUCTION OF LATE ITEMS:

- (a) Remove Agenda Item 11(c) delegation from Holden Southward.
- (b) Remove Agenda Item 12(b) Community Program Development Grant – Nanaimo Wedo Tibetan Buddhist Society.
- (c) Agenda Item 13(c) Development Variance Permit Application No. DVP490 – 4834 Shorecliff Point - Add delegation from Robert Reey.
- (d) Remove Agenda Item 13(d) Development Permit Application No. DP1386 - 2240 Northfield Road.

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, 2026-JAN-19, at 4:30 p.m. be adopted as circulated. The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- The City is seeking input on tenant relocation and compensation requirements. The Rental Tenant Relocation Assistance Project aims to create a policy or framework to support tenants at risk of eviction when rental buildings are being redeveloped
- The City unveiled the Wind Phone Art Installation within the Bowen Road Cemetery created by Mauro Dalla Costa. The installation offers a quiet, symbolic space for reflection, remembrance and connection for those experiencing grief and loss
- The City is accepting environmental grant applications. Applications for the Community Watershed Restoration and the Community Environmental Sustainability Project grants opened on 2026-JAN-30
- The City will be celebrating the 50th anniversary of Beban Park on Family Day 2026-FEB-16. The day will consist of a number of free activities taking place at Beban Park from 10:00 a.m. to 2:30 p.m.

7. PRESENTATIONS:

- (a) Dr. Dennis Johnson, Interim President and Vice-Chancellor, Vancouver Island University re: Vancouver Island University Update

Dr. Dennis Johnson, Interim President and Vice-Chancellor, Vancouver Island University (VIU), provided an on-screen presentation included in the agenda package and noted that domestic enrollment has been forecasted to drop approximately 2% per year and that federal policy changes have reduced the number of international students attending VIU. They advised that the student housing tower is currently on schedule and will provide over 266 new beds. They noted that VIU is implementing efforts to improve recruitment and retention.

8. COMMITTEE MINUTES:

The following Committee minutes were received:

- 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-NOV-12, at 4:00 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-DEC-08 at 1:58 p.m.

9. CONSENT ITEMS:

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

(a) Advisory Committee on Accessibility and Inclusiveness 2026-JAN-14

1. Advisory Committee on Accessibility and Inclusiveness 2025 Annual Report

That Council review and accept the Advisory Committee on Accessibility and Inclusiveness 2025 Annual Report.

(b) Governance and Priorities Committee Meeting 2026-JAN-26

1. Zoning Bylaw Update

That Council direct Staff to:

1. Prepare a bylaw to replace “City of Nanaimo Zoning Bylaw 2011 No. 4500” in accordance with the Key Directions outlined in the Staff report titled “Zoning Bylaw Update”, dated 2026-JAN-26; and,
2. Proceed with stakeholder engagement prior to returning to Council with a draft bylaw.

2. Pre-Zoning for Social Housing

That Council direct Staff to:

1. Undertake community engagement to seek feedback on the proposed framework and bylaw amendments for the pre-zoning for social housing projects;
2. Prepare an amendment to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”, as outlined in the Staff report titled “Pre-Zoning for Social Housing” dated 2026-JAN-26; and,

3. Prepare an amendment to the “Officer Designation and Delegation of Authority Bylaw 2022 No. 7353” to designate a Servicing Officer pursuant to section 5.13.2 of the *Local Government Act*.

The motion carried unanimously.

10. DELEGATIONS:

- (a) Caroline Manuel, Director of Donor Services and Community Engagement re: Nanaimo Foundation's 2025 Vital Signs Report

Tracey Brown, Chief Executive Officer, Nanaimo Foundation, spoke regarding the Nanaimo Foundation's 2025 Vital Signs Report. They provided an overview of results in terms of newcomers, children and youth, adolescents, housing, affordability, income and food security. The delegation noted that housing affordability remains a persistent issue and without strategic intervention, the pressures are likely to intensify. They expressed a desire to continue working with the City and other local partners to support a shared understanding and coordination.

- (b) Joanne Sales, Broombusters Invasive Plant Society re: Nanaimo Broombuster Volunteers and Wildfire Prevention

Joanne Sales, Executive Director, Broombusters Invasive Plant Society (Broombusters), noted that 2026 is Broombusters' 20th anniversary and the Society has recorded 75,000 hours of volunteering. The delegation spoke regarding the negative impacts of Scotch broom as a fire hazard, and spoke regarding the Tubbs fire in Santa Rosa California. They thanked Council for their support over the years and shared appreciation for the Society's volunteers.

- (c) Susan Ormiston re: Noise Impacts from Waves Car Wash

Susan Ormiston spoke regarding the impact of Waves Car Wash on the residents of Mountain Vista Drive noting concerns regarding the 24/7 operations and noise. The delegation advised that the residents have made ongoing efforts to mitigate the situation. The delegation suggested the City take action by potentially installing sound-attenuating barriers, requiring re-orienting of car wash doors or keeping the doors closed during loudest phase of the wash cycle, implementing quiet hours, conducting an acoustic impact assessment, and discontinuing the use of high powered dryers.

11. ADMINISTRATIVE REPORTS:

(a) Nanaimo Acute Response Table Update

Introduced by L. Bhopalsingh, General Manager, Community Services, and Acting Chief Administrative Officer,

Presentation:

1. R. Sawrie, Social Planner, and D. Hopkins, Community Policing Coordinator, provided an update on the Nanaimo Acute Response Table, and an on-screen presentation included in the agenda package. Highlights included:

- The Nanaimo Acute Response Table, also known as the Situation Table, is a multi-agency team made up of service providers to address situations involving individuals with elevated levels of risk
- The top three risk factors identified in 2025 include not having access to appropriate housing, drug abuse and inability to meet own basic needs
- The biggest challenge in 2025 was the increased demand for services which led to high member turnover
- Training is offered to new members on a quarterly basis, and consists of an online course through Wilfred Laurier University
- There is a supplemental grant available for up to \$30,000 of funding to support ongoing training and operational expenses. The supplemental grant application requires a letter of support from the municipality

It was moved and seconded that Council authorize the Mayor to issue a letter of support for a \$30,000 Supplemental Grant Application to the Ministry of Public Safety and Solicitor General to fund ongoing training and operational expenses for the Nanaimo Acute Response Table. The motion carried unanimously.

(b) 2026 Active Transportation Unallocated - Phase 1 Initiatives

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

J. Rose, Manager, Transportation, spoke regarding the opportunity to address speeding concerns on Hammond Bay Road by allocating funding from the 2026 Active Transportation Unallocated budget towards a roundabout at Hammond Bay Road and Brickyard Road.

It was moved and seconded that the following item be deferred to the Public Safety Committee for input:

“That Council allocate \$350,000 from the 2026 Active Transportation Unallocated budget towards the roundabout at Hammond Bay Road and Brickyard Road.”

The motion carried.

Opposed: *Mayor Krog, and Councillors Brown and Manly*

It was moved and seconded that Council allocate \$50,000 from the 2026 Active Transportation Unallocated budget towards Crosswalk improvements at Townsite Road and Holly Avenue. The motion carried unanimously.

(c) 2025 - 2029 Financial Plan Amendment Bylaw

Introduced by L. Mercer, General Manager, Corporate Services.

It was moved and seconded that “Financial Plan Amendment Bylaw 2026 No. 7389.02” (To amend the 2025 – 2029 Financial Plan) pass first reading. The motion carried unanimously.

It was moved and seconded that “Financial Plan Amendment Bylaw 2026 No. 7389.02” pass second reading. The motion carried unanimously.

It was moved and seconded that “Financial Plan Amendment Bylaw 2026 No. 7389.02” pass third reading. The motion carried unanimously.

(d) Business Licence Amendment Bylaw 2026 No. 7318.03

Introduced by J. Holm, Director, Planning and Development.

It was moved and seconded that “Business Licence Amendment Bylaw 2026 No. 7318.03” (To introduce amendments to update sections pertaining to mobile food vending regulations and processes and other housekeeping amendments) pass first reading. The motion carried unanimously.

It was moved and seconded that “Business Licence Amendment Bylaw 2026 No. 7318.03” pass second reading. The motion carried unanimously.

It was moved and seconded that “Business Licence Amendment Bylaw 2026 No. 7318.03” pass third reading. The motion carried unanimously.

(e) Proposed Licence Disposal - Telus Telecommunications Facilities - 1151 Nanaimo Lakes Road

Introduced by L. Mercer, General Manager, Corporate Services.

It was moved and seconded that Council:

1. Approve the Licence of Use Agreement for Telus-owned 63-meter self-support tower to be located on City-owned property at 1151 Nanaimo Lakes Road; and,
2. Direct the Mayor and Corporate Officer to execute the Licence of Use Agreement.

The motion carried unanimously.

- (f) Proposed Licence Disposal - Telus Telecommunications Facilities - Turner Road and Island Highway North

Introduced by L. Mercer, General Manager, Corporate Services.

It was moved and seconded that Council:

1. Approve the Licence of Use Agreement for two Telus-owned 15-meter-tall telecommunications streetlight/antenna poles to be located on City right-of-way on the east side of the intersection of Turner Road and Island Highway North; and,
2. Direct the Mayor and Corporate Officer to execute the Licence of Use Agreement.

The motion carried unanimously.

12. DEVELOPMENT REPORTS:

- (a) Telecommunications Facility - 1151 Nanaimo Lakes Road

It was moved and seconded that Council direct Staff to provide a letter of concurrence to Innovation, Science, and Economic Development Canada in response to a proposed 63-meter-tall telecommunications facility at 1151 Nanaimo Lakes Road. The motion carried unanimously.

- (b) Proposed Telecommunications Facilities - Turner Road and Island Highway North

It was moved and seconded that Council direct Staff to provide a letter of concurrence to Innovation, Science, and Economic Development Canada in response to two proposed 15-meter-tall telecommunications streetlight/antenna poles within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, adjacent to 5801 Turner Road. The motion carried unanimously.

(c) Development Variance Permit Application No. DVP490 - 4834 Shorecliff Point

Delegation:

1. Robert Reey did not appear before Council at this time.

Mayor Krog requested that Council hear anyone wishing to speak with respect to Development Variance Permit Application No. DVP490 – 4834 Shorecliff Point.

No one in attendance wished to speak with respect to DVP490 – 4834 Shorecliff Point.

It was moved and seconded that Council issue Development Variance Permit No. DVP490 for overheight fencing on existing retaining walls at 4834 Shorecliff Point with variances as outlined in the “Proposed Variances” section of the Staff Report titled "Development Variance Permit Application No. DVP490 - 4834 Shorecliff Point", dated 2026-FEB-02. The motion carried unanimously.

(d) Liquor Licence Application No. LA165 - Unit 2 – 4286 Departure Bay Road

It was moved and seconded that Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at Unit 2 – 4286 Departure Bay Road. The motion carried unanimously.

(e) Housing Agreement No. HA16 - 355 Nicol Street

It was moved and seconded that “Housing Agreement Bylaw 2026 No. 7428” (to secure the terms and conditions of occupancy for a 35-unit supportive housing building at 355 Nicol Street) pass first reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2026 No. 7428” pass second reading. The motion carried unanimously.

It was moved and seconded that “Housing Agreement Bylaw 2026 No. 7428” pass third reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to secure a *Land Title Act* Section 219 covenant to reinforce the terms of the Housing Agreement, following adoption of the bylaw. The motion carried unanimously.

13. BYLAWS:

Councillor Manly vacated the Shaw Auditorium at 8:28 p.m., declaring a conflict of interest as he had a contract with Nanaimo Association for Community Living in the past.

(a) “Housing Agreement Bylaw 2026, No. 7437”

It was moved and seconded that “Housing Agreement Bylaw 2026, No. 7437” be adopted. The motion carried unanimously.

(b) “Housing Agreement Bylaw 2026, No. 7446”

It was moved and seconded that “Housing Agreement Bylaw 2026, No. 7446” be adopted. The motion carried unanimously.

Councillor Manly returned to the Shaw Auditorium at 8:29 p.m.

14. CORRESPONDENCE:

(a) Chase River Community Association Request for a Letter of Support re: Grant Application to the “Canadian Heritage – Building Communities Through Arts and Heritage Fund”

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to the Chase River Community Association for their application to the “Canadian Heritage – Building Communities Through Arts and Heritage Fund”. The motion carried unanimously.

15. QUESTION PERIOD:

Council received no questions from the public regarding agenda items.

16. ADJOURNMENT:

It was moved and seconded at 8:30 p.m. that the meeting adjourn. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER