



MINUTES
REGULAR COUNCIL MEETING

Monday, 2026-MAR-23, 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
Councillor B. Geselbracht
Councillor E. Hemmens
Councillor P. Manly*
Councillor J. Perrino
- Absent: Councillor I. Thorpe
- Staff: D. Lindsay, Chief Administrative Officer
L. Bhopalsingh, General Manager, Community Services/Deputy
Chief Administrative Officer
K. Ing, Director, IT/CIO, A/General Manager, Corporate Services
B. Sims, General Manager, Engineering and Public Works
S. Gurrie, Director, Legislative Services
J. Holm, Director, Planning and Development
N. Skeels, Manager, Real Estate
N. Sponaule, 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.

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

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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (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;
- (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
 - (i) 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 5:19 p.m.

Council recessed the Open Meeting at 5:19 p.m.

Councillor Geselbracht entered the Shaw Auditorium at 7:00 p.m.

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

3. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 8(c) BC Housing HEART and HEARTH Update – Replace the PowerPoint Presentation and Add – Delegation from Karen Kuwica, Newcastle Community Association.
- (b) Add – Agenda Item 15(a) Correspondence dated 2026-MAR-13 from Stuart McLean, Chair, Regional District of Nanaimo (RDN), re: RDN Board Voting.

- (c) Add – Agenda Item 15(b) Nanaimo Hornets Rugby Football Club Request for Letter of Support re: BC Gaming Program Application.

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, 2026-FEB-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, 2026-FEB-23, at 4:30 p.m.
- Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2026-MAR-02, at 4:30 p.m.

The motion carried unanimously.

6. MAYOR'S REPORT:

Mayor Krog advised of the following:

- The City is seeking feedback from the public regarding the Country Club Norwell Drive utility and street improvements project to refine earlier engagement
- Watermain flushing will be taking place in the north end of town from 2026-MAR-10 until mid April
- Announced the call for artists to submit proposals for temporary public art installations at Maffeo Sutton Park during Luminous Paths 2027
- Acknowledged International Women's Day held on 2026-MAR-08

7. RISE AND REPORT:

a. Member-At-Large Appointment to the Board of Variance

Mayor Krog advised that during the 2026-MAR-02 In Camera Council Meeting, Council appointed Mikel Romo to the Board of Variance for a three-year term commencing 2026-MAR-02 and ending 2029-MAR-02 or until a successor is appointed.

8. PRESENTATIONS:

L. Bhopalsingh, General Manager, Community Services/Deputy Chief Administrative Officer, introduced the three interrelated presentations and advised that they all relate social health and public safety challenges in the City.

a. United for Housing: Nanaimo Point-in-Time Count Debrief

Presentation:

1. Naomi Woodland, Director, Housing Initiatives, Community Impact and Investment, and Jon Rabeneck, Project Lead, 2025 Nanaimo Point-in-Time (PiT) Homelessness Count, United Way BC, (via Zoom) provided an on-screen presentation included in the agenda package. Highlights included:

- The 2025 PiT count was conducted on one night in December and totalled 523 observed and confirmed unsheltered individuals plus an additional 54 young people for a total of 557
- Outlined how the 2025 count was conducted and noted that some screening definitions were inconsistently applied across count teams highlighting the need for stronger training and clearer screening guidance for the next count
- The count indicates a decrease in unsheltered individuals; however, this does not confirm a reduction in people experiencing homelessness and should not be considered a correlation between housing investments
- Youth homelessness is often hidden and involves arrangements that don't fit within the screening criteria

b. BC Tri-Lateral Alignment Project

Presentation:

1. Jennifer Fox, Regional Director, Vancouver Island Region, BC Housing and Naomi Woodland, Director, Housing Initiatives, Community Impact and Investment, United Way BC, provided an on-screen presentation included in the agenda package. Highlights included:

- BC Housing is working towards a more coordinated approach and stronger use of the data available through the Homeless Individuals and Families Information System (HIFIS) to

improve communication and increase collaboration between Federal, Provincial and community partners

- The main changes include: a change to the local governance model, a new coordinated access system and focused attention on one data system for all providers
- Outlined four pillars to successfully implementing coordinated access:
 - Governance and partnerships
 - Systems map and resource inventory
 - Person-specific homelessness data (HIFIS)
 - Service navigation and case conferencing (a working level network)
- The current system in Nanaimo is scattered and was never designed to meet the current demand
- The new collaborative approach is a shared initiative being implemented across the province with standards being applied and adjusted to fit each municipality
- Outlined the progress made so far with the Nanaimo Alignment Project such as launching the Nanaimo Homelessness Response Leadership Table (which includes over 20 community partners) and the HIFIS Working Group

c. BC Housing HEART and HEARTH Update

Presentation:

1. Jennifer Fox, Regional Director, Vancouver Island Region, and Naomi Brunemeyer, Director, Regional Development, BC Housing, provided an on-screen presentation included in the agenda package. Highlights included:
 - Provided an update on the current occupancy levels within Nanaimo HEARTH projects which is currently 87% filled
 - Advised that the 1298 Nelson Street (Sparrow) project would not be moving forward due to building conditions
 - Residents from 250 Terminal Avenue and 2060 Labieux Road will need to be decanted for the construction of permanent housing. Phased closures are planned with an engagement plan underway
 - There are currently 167 shelter spaces in Nanaimo

- There are 258 supportive homes currently operating in Nanaimo with 167 more underway in addition to 99 Women's Transition Housing Fund (WTHF) units
- BC Housing investments in Nanaimo total 1,240 housing units spread across the housing continuum of HEARTH, Supportive Housing, WTHF, and low, moderate to middle income housing

Council discussion took place regarding the decanting of temporary housing sites and concern that the Sparrow site will no longer move forward as a recovery services location.

Delegation:

1. Karen Kuwica, Newcastle Community Association, spoke requesting a clean and sober recovery housing facility at the 250 Terminal Avenue BC Housing facility.

9. 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 2026-JAN-14 at 4:00 p.m.
- Minutes of the Design Advisory Panel meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2026-FEB-12 at 5:00 p.m.

10. CONSENT ITEMS:

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

Prior to the vote Councillor Perrino requested that Agenda Item 10(b)(2) Development Cost Charge Reduction Bylaw be removed to be voted on separately.

a. Advisory Committee on Accessibility and Inclusiveness Meeting 2026-MAR-11

1. Accessibility Audits Update

That Council direct Staff to bring forward a report regarding options for setting benchmark goals as per the Rick Hansen Foundation standards for accessible facilities.

b. Finance and Audit Committee Meeting 2026-MAR-18

1. Consideration of Deferred Item "Council Spending and Amenities Policy Update"

That Council direct Staff to:

- a. Increase Mayor and Council salaries to median rates based on the 2025 Remuneration survey as per the current Council Spending and Amenities Policy effective 2026-NOV-01.
- b. Continue to annually apply the BC Annual Percent Consumer Price Index (CPI) to the prior year's base compensation amount to a maximum of 2% per year as per the current Council Spending and Amenities Policy.
- c. Provide no reimbursement for Dependant Care expenses to Mayor and Council.

2. Heritage Façade Grant - 426 Fitzwilliam Street

That Council approve a \$20,000 Heritage Façade Grant to replace and paint the exterior wood siding; replace the awning; and replace the lighting for the Angell's Trading building at 426 Fitzwilliam Street.

3. 2025 Surplus Allocation

That Council:

1. Approve the allocation of the 2025 operating surplus as follows:

A.	General Fund	
a.	Special Initiatives Reserve	5,475,135
b.	RCMP Contract Reserve	4,015,860
c.	Property Acquisition Reserve	1,700,000
d.	Snow and Ice Control Reserve	<u>257,000</u>
		<u>\$ 11,447,995</u>
B.	Sewer Fund	
a.	Sewer Reserve	<u>\$ 340,938</u>
C.	Water Fund	
a.	Water Reserve	<u>\$ 1,592,953</u>

2. Amend the 2026 – 2030 Financial Plan to include the following:

- A. A \$149,900 grant to the Children's Health Foundation of Vancouver Island in 2026 to support the Home Away

from Home project, funded from the Special Initiatives Reserve.

- B. An ongoing annual allocation of \$250,000 for all five years of the Financial Plan to support DCC Waivers and Reductions provided for non-market (affordable) housing units, with the 2026 amount funded from the Special Initiatives Reserve.

4. Partners in Parks Policy - COU-252

That Council approve the City of Nanaimo Partners in Parks Policy COU-252, as outlined in the Staff Report titled "Partners in Parks Policy - COU-252", dated 2026-MAR-18.

The motion carried unanimously

c. Separately Addressed Consent Items

1. Development Cost Charge Reduction Bylaw

That Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 50% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18.

The motion was defeated.

Opposed: *Councillor Brown, Geselbracht, Manly and Perrino*

It was moved and seconded that Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 75% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18.

It was moved and seconded that the following motion be postponed to a future meeting:

"That Council direct Staff to proceed with a Development Cost Charge (DCC) Reduction Bylaw, with a 75% DCC reduction for not-for-profit rental and supportive housing, and with eligibility criteria as proposed in the Staff Report titled "Development Cost Charge Reduction Bylaw", dated 2026-MAR-18."

The motion carried.

Opposed: *Councillors Armstrong and Eastmure*

11. DELEGATIONS:

- a. Delegation from Deborah Hollins, Executive Director, Nanaimo Family Life Association, and Violet Hayes, Executive Director, Island Crisis Care Society, re: Request for Letter of Support for the Hub

Deborah Hollins, Executive Director, Nanaimo Family Life Association, and Violet Hayes, Executive Director, Island Crisis Care Society, spoke seeking Council support for Hub services in Nanaimo and proposed 250 Albert Street as a potential permanent site.

Council discussion took place regarding engagement with Island Health, MLA Sheila Malcolmson's proposed support for the site, and previous direction provided to Staff to identify an alternative location for the Hub.

It was moved and seconded that Council direct Staff to contact Island Health to discuss the potential for locating the Hub at 250 Albert Street and report back to Council. The motion carried unanimously.

Council recessed the meeting at 9:07 p.m.

Council reconvened the meeting at 9:18 p.m.

12. ADMINISTRATIVE REPORTS:

- a. Regional District of Nanaimo "Southern Community Sewer Local Service Departure Bay Forcemain Twinning Loan Authorization Bylaw No. 1904, 2026"

B. Sims, General Manager, Engineering and Public Works, provided an overview of the report in the agenda package.

It was moved and seconded that the Council of the City of Nanaimo consents on behalf of the electors to the adoption of "Southern Community Sewer Local Service Departure Bay Forcemain Twinning Loan Authorization Bylaw No. 1904, 2026", and further, that the Regional District of Nanaimo be notified accordingly. The motion carried unanimously.

- b. Housekeeping Bylaws Related to the Termination of Land Use Contracts

S. Gurrie, Director, Legislative Services, provided an overview of the report in the agenda package.

Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451" (a bylaw to repeal outstanding Land Use Contract bylaws), pass first reading. The motion carried unanimously.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451", pass second reading. The motion carried unanimously.

It was moved and seconded that "Miscellaneous Bylaws Repeal Bylaw 2026 No. 7451", pass third reading. The motion carried unanimously.

Fees and Charges Amendment Bylaw 2026 No. 7336.15

It was moved and seconded that "Fees and Charges Amendment Bylaw 2026 No. 7336.15" (a bylaw to remove fees associated with Land Use Contract applications and discharges), pass first reading. The motion carried unanimously.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2026 No. 7336.15", pass second reading. The motion carried unanimously.

It was moved and seconded that "Fees and Charges Amendment Bylaw 2026 No. 7336.15", pass third reading. The motion carried unanimously.

Sign Amendment Bylaw 2026 No. 2850.24

It was moved and seconded that "Sign Amendment Bylaw 2026 No. 2850.24" (a bylaw to remove reference to Land Use Contract signage), pass first reading. The motion carried unanimously.

It was moved and seconded that "Sign Amendment Bylaw 2026 No. 2850.24", pass second reading. The motion carried unanimously.

It was moved and seconded that "Sign Amendment Bylaw 2026 No. 2850.24", pass third reading. The motion carried unanimously.

c. Road Closure - Portion of Victoria and Corunna Avenue - Adjacent to 4295 Victoria Avenue

Introduced by K. Ing, A/General Manager, Corporate Services.

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

It was moved and seconded that Council authorize the road closure of a portion of Victoria Avenue and Corunna Avenue, adjacent to 4295 Victoria Avenue. The motion carried unanimously.

It was moved and seconded that "Highway Closure and Dedication Removal Bylaw 2026 No. 7448" (to provide for highway closure and dedication removal of portions of Victoria Avenue and Corunna Avenue adjacent to 4295 Victoria Avenue) pass first reading. The motion carried unanimously.

It was moved and seconded that "Highway Closure and Dedication Removal Bylaw 2026 No. 7448" pass second reading. The motion carried unanimously.

It was moved and seconded that Council direct Staff to proceed with public notice for the closure of a portion of Victoria Avenue and Corunna Avenue. The motion carried unanimously.

13. DEVELOPMENT REPORTS:

a. Liquor Licence Application No. LA166 - 1975 Bollinger 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 1975 Bollinger Road. The motion carried unanimously.

b. Rezoning Application No. RA503 - 950 Phoenix Way

It was moved and seconded that "Zoning Amendment Bylaw 2026 No. 4500.249" (to rezone 950 Phoenix Way from Rural Resource [AR1] to Industrial [I4] with site-specific provisions (use, density, lot area, and lot coverage) and Parks, Recreation and Culture One [PRC-1] to allow a future industrial and agro-industrial development, and parkland dedication) pass first reading. The motion carried unanimously.

Council discussion took place regarding the need for industrial zoning while protecting environmental and recreational areas.

It was moved and seconded that "Zoning Amendment Bylaw 2026 No. 4500.249" pass second reading. The motion carried unanimously.

Some members of Council expressed a desire to receive the Staff report requested during the 2025-NOV-17 Regular Council meeting regarding zoning amendments to "Zoning Bylaw 2011 No. 4500" before considering this application or proceeding to a Public Hearing.

It was moved and seconded that Council postpone consideration, and Public Hearing, for "Zoning Amendment Bylaw 2026 No. 4500.249". The motion was defeated.

Opposed: Mayor Krog, Councillors Armstrong, Brown, Eastmure, Hemmens and Perrino

It was moved and seconded that Council direct Staff to hold a Public Hearing for "Zoning Amendment Bylaw 2026 No. 4500.249". The motion carried.

Opposed: Councillors Geselbracht and Manly

It was moved and seconded that Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2026 No. 4500.249" as outlined in the "Conditions of Rezoning" section of the Staff Report titled "Rezoning Application No. RA503 - 950 Phoenix Way", dated 2026-MAR-23, prior to final adoption. The motion carried.

Opposed: *Councillor Manly*

14. BYLAWS:

a. "City Plan Amendment Bylaw 2023 No. 6600.001"

It was moved and seconded that "City Plan Amendment Bylaw 2023 No. 6600.001" be adopted. The motion carried unanimously.

b. "Zoning Bylaw Amendment Bylaw 2023 No. 4500.213"

It was moved and seconded that "Zoning Bylaw Amendment Bylaw 2023 No. 4500.213" be adopted. The motion carried unanimously.

c. "Park Dedication Bylaw Amendment Bylaw 2023 No. 7182.01"

It was moved and seconded that "Park Dedication Bylaw Amendment Bylaw 2023 No. 7182.01" be adopted. The motion carried unanimously.

d. "Public Works Yard Updates Borrowing Bylaw 2026 No. 7450"

It was moved and seconded that "Public Works Yard Updates Borrowing Bylaw 2026 No. 7450" be adopted. The motion carried.

Opposed: *Councillor Brown*

15. CORRESPONDENCE:

a. Correspondence dated 2026-MAR-13 from Stuart McLean, Chair, Regional District of Nanaimo (RDN), re: RDN Board Voting

It was moved and seconded that correspondence be sent to the Regional District of Nanaimo (RDN) stating that Council supports the proposed changes to the Regional District of Nanaimo's voting administration as follows:

1. Increasing the voting unit from 2,500 people to 2,600; and,
2. Changing the voting divisor from 5 to 6.7

The motion carried unanimously.

- b. Nanaimo Hornets Rugby Football Club Request for Letter of Support re: BC Gaming Program Application

It was moved and seconded that the Mayor, on behalf of Council, provide a letter of support to Nanaimo Hornets Rugby Football Club for their application to the "BC Gaming Program". The motion carried unanimously.

16. OTHER BUSINESS:

- a. Councillor Brown Motion re: Proposed Amendment to Council Procedure Bylaw re: Responses to Delegations

It was moved and seconded that Council direct Staff to bring forward an amendment to the Council Procedure Bylaw to provide that Council shall not act in response to a delegation in the same meeting, unless it is to refer the matter to Staff for a report or to a Committee for further review, or unless Council resolves by a 2/3 vote to consider the matter immediately. The motion carried.

Opposed: *Councillor Eastmure*

- b. Councillor Brown Motion re: Proposed Amendment to the Council Procedure Bylaw re: Amendments to Notices of Motion

It was moved and seconded that Council direct Staff to bring forward an amendment to the Council Procedure Bylaw to require that any amendment to a motion for which notice has been given must remain within the original intent and scope of that notice and that any amendment that significantly alters the substance or intent of the motion shall be ruled out of order and require a new notice of motion. The motion carried.

Opposed: *Councillors Eastmure, Geselbracht and Manly*

- c. Councillor Perrino Request for Reconsideration re: BC Council of Forest Industries re: Request for Endorsement of "Forestry is a Solution" Campaign

It was moved and seconded that reconsideration of the following motion be postponed to the next Regular Council meeting on 2026-APR-13:

"That Council:

1. Endorse the "Forestry is a Solution" campaign;
2. Encourage community members to visit forestryisasolution.com to sign the petition and send a letter to their MLA, the Minister of Forests, the Premier, and the Official Opposition of Forests Critic; and,

3. Direct Staff to share information about Forestry is a Solution through the City's official communication channels."

The motion carried.

Opposed: *Councillors Brown, Geselbracht and Manly*

17. QUESTION PERIOD:

Council received one question from the public regarding agenda items.

18. ADJOURNMENT:

It was moved and seconded at 9:56 p.m. that the meeting adjourn. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

CORPORATE OFFICER