



**Minutes NOCA Annual General Meeting
October 17, 2023
St. Andrew's United Church**

Board Members Present

Joy Adams Bauer (President), Brian Booth (Director) Erin Chaba (Director) Mayta Ryn (Director), Barbara Schreiber (Treasurer), Shelley Serebrin (Director)

In addition to the above members of the Board, 27 individuals were present.

The meeting was called to order at 7 pm by President Joy Adams Bauer who offered words of welcome.

1. **Approval of minutes from 2022 AGM** – Motion to approve the minutes from the 2022 AGM held on October 14, 2022. Moved by Mayta Ryn, Seconded by Erin Chaba, CARRIED.
2. **Financial Report** – Joy Adams Bauer presented the financial report for 2022/2023.
Opening balance = \$784.61
Closing balance = \$1,923.02

Expenses of \$835.19 (website hosting and domain name registration - \$200.55); (paper for flyers - \$61.61); (refreshments for neighbourhood cleanup and boulevard beautification - \$150); (church rental for AGM - \$70); (donation to beautify the boulevards group - \$100) (donation to the beautify the alleys group - \$100); (rental of Pawson Park in Sept 2023 - \$153.03)

Revenue of \$1,920.00 - \$600 membership dues; \$1,000 grant from the City of Nanaimo; \$300 donation from OCQBA for Sept event; \$20 donation

Motion to approve the financial report. Moved by Barbara Schreiber, Seconded by Erin Chaba, CARRIED.

3. **Report on 2022/2023 activities– Joy Adams Bauer.**

- We coordinated a meeting late last fall for the neighbourhood with the operators of the overnight shelter at St. Peter's.
- Our climate crisis champion Shelley Serebrin organized a number of tours of a near passive solar home in the neighbourhood. Shelley keeps in touch with the City of Nanaimo Act on Climate Team about NOCA priorities (walkable neighbourhoods, pollinator gardens, food forests, cooling stations, natural capacity)
- Three members of the Board attended a meeting between city councillors and neighbourhood associations in the spring to talk about the priorities of each association. NOCA's priorities are:
 - Continue our program of boulevard and alleyway beautification.
 - Continue to promote walkability and a sense of community in our neighbourhood.
 - Promote environmentally sustainable design for new and retrofitted buildings incorporating green space in its broadest sense (e.g. shade trees, pocket parks, food gardens).
- We established a working group to focus on the unsheltered members of our neighbourhood. The group is chaired by long-time old city resident Doug Creba, and reports to the NOCA Board. A goal is support our unsheltered neighbours and find solutions to stop the vandalism, fires and drug use in areas where children gather in the old city. One guiding principle is that we must always work in a respectful manner; respect for all individuals involved or impacted. There are currently five NOCA members on the working group.
- We continue working on the re-imagining of the parkette at the dead end of Milton and Franklyn.
- Held our annual spring cleanup. The fall cleanup was not held as we didn't have enough volunteers to organize it. If you are interested in getting involved, please let us know.
- Held a "celebrating life in the old city event" in Pawson Park in September. The weather was iffy but we had about 25 people come by to chat, exchange seeds and bulbs, and talk about climate action and how grateful we are to live in the old city. We had booked "Hip Billy" a trio of musicians, but decided due to the weather to postpone. We are negotiating with Doug and Sue Creba to host a NOCA gathering with "Hip Billy" in their home as part of their Harbour City Concerts series. Stay tuned.
- We invited two staff members from Connective (formerly the John Howard Society) to update us on the supportive housing at 285 Prideaux Street. 51 residents will move from the "temporary" supportive housing on Terminal Avenue into the new building called Cornerstone. A staged move will begin at the end of October. BCHousing will dismantle the Terminal Ave site with plans to build another supportive housing project on the site. Connective is the agency operating Cornerstone. Services onsite for the

residents include two meals a day; an activities coordinator; a mental health and wellness facilitator and a building manager who will be on site 24/7.

Connective has been working with the Island Crisis Care Society (operators of the Terminal Ave site) and knows most of our new neighbours who will be moving into Cornerstone. Connective is also be happy to work with the Community Advisory Committee once it is set up by BCHousing. Connective Executive Director John Horne confirmed that people do not need to be sober to live in the building. They are allowed to use substances in the privacy of their unit (just like we can in our homes). A member of staff has to see an individual every 36 hours to make sure they are safe and can remain a tenant. Each tenant gets a 400 square foot space with rent geared to income. NOCA will be invited to an Open House sometime before the end of November.

- The overnight winter shelter will operate at St. Peter's Church again this year, run by NFLA and Connective. 24 beds, staff will work closely with the City's Community Safety Officers. John is happy to set up a Community Advisory Committee for the shelter and committed to hold a good neighbour meeting before the shelter opens – once staff is in place.

Update on 388 Machleary Street

- **March 18, 2022** is the date when the Building Permit for 388 Machleary was issued (to expire in March 2023). In **March 2023** the project was given a 6 month extension to September 2023. This is not unusual for developments of this kind, I was told by Ryan in Building Inspections. The extension may be given for some slight modifications to the inside of the buildings. It would have no impact on the neighbourhood.
- The 6 month extension expired in **September 2023**. I checked with Ryan again on September 28 and he said there is likely a delay on the Molnar Group end of things, they likely have lots of projects on the go as they are a big firm. City is not privy to this type of information. "It looks like things are still active".
- I emailed Suzanne Hobbs - Project Coordinator (Vancouver Island) & Leasing Manager, The Molnar Group (Real Estate) Inc. who advised me on September 28 that they have not begun work on the site yet. (I mentioned to her that FortisBC had some plastic pipes for their new gas lines on the 300 block of Kennedy Street on the site and there was also a large white metal bin on the site.

NOTE: Developers will often agree to an "intention to use" with a municipality which means the developer has done something on the site (that we often cannot see) that shows they intend to build on the site.

How long is a building permit active? (City of Nanaimo)

The application remains active for 12 months from application date. Once a permit is issued, it remains active for 2 years, subject to the first inspection being made within 6 months from permit issue date and the construction not being suspended for more than 12 months. All

permits expire 2 years after the date of permit issuance. It is possible to renew a permit for an additional 2 years (note a permit can be renewed only once). Again, construction must not be suspended for more than 12 months (i.e. the process does not begin again).

4. **Guest Speakers** – Community Safety Officers Shannon Moore and Adam Collishaw spoke about the community safety officer (CSO) program. They are both graduates of Woodland Secondary School and live in the neighbourhood. The CSO program began in August 2022 with a focus on public spaces in downtown Nanaimo. CSOs do not patrol private properties. They do social work with bylaw authority. All CSOs are peace officers. They work with those living on the streets with an empathetic lens and ask for voluntary compliance to the law. Their actions are not punitive. They are also sympathetic to business and home owners. To quote Shannon, “we give respect until we don’t get it.”

CSO’s work 7 days a week (except for statutory holidays) from 7 am to 10 pm. There are 12 officers and one supervisor on the team. Two officers work per shift. They deal with 1,000 cases a month. Adam noted that CSOs have no authority to deal with open drug use. They can ask people to move along, but if it appears the law is being broken, then the RCMP intervene. He reminded us that from 7 pm to 9 am people are allowed to shelter in parks in Nanaimo. There were many questions and comments. We are all very thankful for the program and for caring officers like Shannon and Adam who work on our streets to help the most vulnerable.

Election of Board for 2023/24 – the following members of the association put their names forward to serve as members of the Board:

- Joy Adams Bauer
- Brian Booth
- Mayta Ryn
- Barbara Schreiber
- Shelley Serebrin

Motion to accept the following as the NOCA Board of Directors for the 2023/2024 year.
Moved by Alexia Penny, Seconded by Marta Wright, CARRIED.

The meeting was adjourned at 8:15 pm.