



Nanaimo Old City Association

**Minutes NOCA Annual General Meeting
October 22, 2024
St. Andrew's United Church**

Board Members Present

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

In addition to the above members of the Board, 40 individuals were present.

The meeting was called to order at 7 pm by President Joy Adams Bauer who offered words of welcome. She asked how people had found out about the meeting. A show of hands indicated 8 via our social media channels; 15 by email; 25 by a flyer in the mailbox.

1. **Approval of minutes from 203 AGM** – Motion to approve the minutes from the 2023 AGM held on October 17, 2023. Moved by Marta Wright, Seconded by Alexia Penny, CARRIED.
2. **Financial Report** – Joy Adams Bauer presented the financial report for 2023/2024.
Opening balance = \$1,933.02
Closing balance = \$2,726.25

Expenses of \$2,306.77 -- website hosting and domain name registration - \$202.65; paper for flyers - \$289.78; refreshments for neighbourhood cleanup and boulevard beautification - \$60; donation to beautify the boulevards group - \$190.39; archives session for our social media volunteer - \$25; Climate Change events - \$1,062.94; Who you gonna call printing - \$176.01; entertainment for our old city celebration - \$300.

Revenue of \$3,140.00 - \$475 membership dues; \$1,000 grant from the City of Nanaimo; \$250 silent auction at AGM; \$15 donation; \$1,400 environmental grant.

Motion to approve the financial report. Moved by Doug Creba, Seconded by Janet Wright, CARRIED.

3. **Report on 2023/2024 activities– Joy Adams Bauer**

- We toured Prideaux Housing Cornerstone, the supportive living facility next to Fire hall #1 in May. 51 tenants now live there. *“Cornerstone provides safe, secure housing and wraparound supports to people at risk of or experiencing homelessness. It offers permanent housing and is staffed 24/7. Residents are provided with meal programs, as well as opportunities for recreational and social activities. Each person at the program has access to individualized supports based on their self-identified needs and goals.”*The Connective Support Society manages Cornerstone, which is a BC Housing development. Joy Adams Bauer is representing NOCA on the BC Housing Community Advisory Committee for Cornerstone. The CAC will meet monthly for 6 months, starting in September.
- Mayta Ryn spearheaded the development of the “Who you Gonna Call?” card and delivered it to mailboxes in the neighbourhood to help deal with social disorder, crime, vandalism.
- Board members attended Good Neighbour Meetings at the overnight shelter at St. Peter’s during the winter. These will start again next month when the overnight shelter opens.
- Our climate champion/warrior Shelley Serebrin got a \$2,000 grant from the city and organized sessions on the benefits of installing a heat pump. She also organized tours/information sessions on solar panels and a near passive home owned by NOCA members.
- Shelley also received a \$1,400 grant from the City for a community environmentally sustainable project. NOCA and the Rock City neighbourhood association shared the funds that were used for a presentation about alternative energy homes and used a thermal heat camera to show participants where their homes lose heat. Shelley also applied for the Nanaimo Community Environmental Project grant of \$3,000 and was successful. She will be working with Dover Bay and Harewood NA’s on a new environmental project. Shelly continues to build her climate action team. If you are interested in joining please speak with her.
- The Board continued to develop a relationship with the Nanaimo team of Community Safety Officers. We bought toques, mitts and socks for the CSOs to hand out to people

on the street.

- Mayta attended a Nanaimo Neighbourhood Network meeting to hear a presentation by Collen Middleton about the research conducted by the Nanaimo Public Safety Association on the topic of “The recent evolution of the overdose crisis in Nanaimo and the impacts of street disorder on neighbourhoods.”

Mayta feels the following recommendations (from the report) are something we should keep an eye on as a neighbourhood association.

1. *“The people who live in host neighbourhoods where services that predictably attract street disorder are offered, Provincial and Municipal governments should be required to provide additional services that offset the negative impacts to the neighbourhood (security, surveillance, and clean-up within 500 m of the location, 24 hrs a day.) A fund should also be established to reimburse residents and businesses for property damage due to street disorder.*
 2. *The City of Nanaimo and the Province should work faster to permit structure demolition and redevelopment, and not allow for properties to remain vacant or undeveloped within residential and commercial areas for extended periods.*
 3. *Conduct surveys of people residing in neighbourhoods impacted by street disorder to understand the perspectives and experiences that are impacting their health and wellbeing that can be included in scientific literature and public health and safety policy discussions.”*
- The new City Plan encourages engagement with neighbourhood associations, and specifically has City Council hosting an annual engagement opportunity to hear the collective priorities of neighbourhoods. Three NOCA board members attended the Neighbourhood Association Engagement Event with Council in May to discuss our priorities in 2023 and progress made on them.

Priority (1) The City communicate with developers and builders that reaching the carbon reduction targets for 2030 (City Plan) is a priority for all new developments in the Old City Neighbourhood.

City response (all priorities in progress)

- In October 2023, Council adopted an amendment to the City’s Building Bylaw that will require all new Part 3 and Part 9 buildings to meet the top step of the Provincial Zero Carbon Step Code by July 1, 2024 six years in advance of the Provincial requirement date. (*This means all residential and most commercial buildings built after this time will need to use low-carbon energy sources, such as electricity, to meet the most*

restrictive carbon pollution standard permitted within the BC Building Code.) In addition, starting on Jan 1, 2026, all new Part 3 building applications will need to meet Step 3 of the BC Energy Step Code. Nanaimo builders will need to meet the second highest energy efficiency requirement for large residential and commercial buildings one year in advance of the Province requiring this step for all municipalities.

- Also, a consultant by the city was hired to review and rewrite the City's Form and Character Development Permit Design Guidelines to include removing barriers to energy efficiency and supporting sustainable building design features

Priority (2) The City will work with the Nanaimo Old City Association to identify a yearly priority project – new or ongoing – that promotes safety in the neighbourhood through changes to the built environment. The priority for 2023 was the work being done on the parkette at Franklyn and Milton Streets.

City Response - Staff are working with NOCA to improve community safety in the parkette through a number of upgrades. The old, unsafe benches have been removed; the arbor will be retained and landscape maintenance will be increased slightly to improve the look of the turf and plantings. NOTE: NOCA encouraged residents in the area to pick up garbage and report garbage and drug paraphernalia to city bylaw officers who were very responsive. We have a good relationship with the city's Manager of Parks Operations and her staff.

Priority (3) Ensure NOCA is advised of any new development proposed in the Old City in order for the community to understand what steps are being taken to ensure the development proposal respects the character of the neighbourhood and that the developer is aware of this priority at an early stage of the development review.

City Response - Staff refer all Development Permit and Rezoning applications to NOCA. For rezoning applications, the owner/developer is encouraged to engage with local neighbourhood as early as possible by City staff. All Form and Character Development Permit applications (e.g. multi-family, commercial, mixed use) within the Old City are forwarded for information to NOCA, and staff review applications against the City's design guidelines. Staff also reference the unique character of the neighbourhood in pre-application discussions for early consideration in the design process.

- Our priorities for 2024 are:
 1. Promoting Safety by Creating a Clear and Actionable Set of Passive, Safety Measures that will Lessen Fear and Crime.
 2. Supporting Connection and a sense of Community through the continued action of the Design Advisory Panel in Enforcing the Historical Design Guidelines.

3. Working on Sustainable Improvements to the Quality of Life in Our Community.

- In July, Council endorsed the updated neighbourhood association priority requests.

Other activities

- Spring cleanup and “living in the old city celebration” in Pawson Park in June. Thanks Erin for organizing, and to the Nanaimo Fiddlers for the great entertainment.
- Mayta attended on behalf of NOCA a roundtable meeting with MLA Sheila Malcolmson about the Premier’s Safer Communities Plan. She distributed a written “NOCA’s Concerns Relating to Public Safety” to those in attendance. The topics it addressed were: lack of housing; hot spots; impact of the overdose crisis; diversion; and enhanced harm reduction.

Development in the old city – Joy provided the following overview

1. 388 Machleary –. “Ocean View Senior Living” is a 5 storey, **145** unit seniors apartment building with three buildings and a 2 storey storage garage. (NOTE: 175 units in the former development)
2. 340 Campbell Street, at the corner of Campbell and Wallace Streets, is a six-storey **development** featuring **162** pet-friendly **rental** units. The [multi-family development](#) offers 31 studio apartments, 70 one-bedroom units, 38 two-bedroom units, and 8 three-bedroom units.
3. Telus Living – on Wallace and Wentworth is a mixed-use development consisting of a 7-storey building and a 6-storey building with a combined total of **197 rental** units, one commercial retail unit, and a shared underground parking level.
4. 227 Prideaux Street is a 3-storey, **12**-unit multi-family residential development.

12+197+162+145= 516 new units

4. **Guest Speaker** – Andrew Ferguson, Executive Director of the Connective Support Society gave an update on Cornerstone Prideaux and answered a number of questions. Those who live at Cornerstone are considered tenants under the Residential Tenancies Act. Folks moved it pretty quickly as the majority of them came from Terminal Place, the “temporary” supportive housing set up after Tent City was disbanded. Tenants receive wrap around supports, three have gone to detox and then to treatment. The mental

health and wellness coordinator on site has a Master's Degree in Counselling Psychology. The activities coordinator plans group activities in the building and outings. Tenants are allowed one guest at a time for a specified amount of time. Rent is based on the shelter amount if the resident is receiving a form of ministry funding (PWD or AI), otherwise rent is calculated at 30% of the resident's income.

The building has a building manager, and there are three outdoor walkabouts per shift, with three shifts a day. Cameras are installed outside the front door on Prideaux Street and on the patio. You have to buzz to be let in. There are wellness checks of residents on a daily basis, if the resident is not seen by the staff during the day. Prideaux Cornerstone is considered long term affordable housing, so tenants can live there as long as they follow the rules.

5. **General questions and comments** – questions were asked about the alleyway off Machleary Street beside the new development at 388 Machleary; increased traffic at Machleary and Fitzwilliam Streets and the need for a light or crosswalk; slowing traffic to 30 kilometers an hour on Machleary Street
6. **Election of Board for 2024/25** – 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
Twilya Konynenbelt
Basia Henoeh

Motion to accept these volunteers as the NOCA Board of Directors for the 2023/2024 year.
Moved by Doug Creba, Seconded by Theresa Van der Gos, CARRIED.

The meeting was adjourned at 8:30 pm.