

CITY OF TERRACE
Co-op Site Community Dialogue
December 2, 2010



Site Description

- Three separate parcels comprising 4.33 acres
- Main building ~ 30,000 sf
- Fully serviced property in the “heart” of Downtown
- Existing commercial uses abutt the property
- CN Rail to the south



History

- The humble beginning of the Co-op dates back to 1911 with the formation of the Kitsumkalum Farmers' Institute.
- In 1944 the Terrace Co-Operative Association was formed at the same time as the Terrace and District Credit Union. Both associations worked closely together and shared the same facilities until the mid 1960's.
- Terrace Co-operative Association owned the northern portion of the site from 1965 to 2000.
- In 1967 the million dollar store was built and was one of the first co-op department stores in the Province.

History

- The site was the central location for shopping/gathering for nearly six decades and supplied its members with groceries, hardware, feed, appliances, furniture, sporting goods, clothing, a restaurant, a bakery, a barber shop, a gas bar, a mechanic shop and a garden center. The Co-op ceased operation in 1998.
- The southern portion of the site was owned by CNR/GTPR Company from 1921 to 1997 and leased the land to the Co-op until it was purchased by the Co-op in 1997.
- The property was purchased by Don Hull & Sons in 2000 and sold to the City in 2005.
- The City purchased the property considering its' Downtown location. The building itself was not deemed to be of significant value.

Environmental

- The Co-op has been carrying out independent remediation on the gas bar site (0.1 ha) in relation to hydrocarbon contaminated soils and groundwater.
- Remediation has included dual phase extraction, bio-venting and an oxidant injection program.
- In 2008 a Hazardous Materials Assessment was completed on the existing Co-op building.



Environmental

- Hazardous materials found included asbestos, PCB's, Crystalline Silica, Ozone Depleting Substances and mould.
- Cost estimate to remove hazardous materials when completed during a building demolition ~ \$185,000. Demolition ~ \$175,000.



Environmental



- In 2010 a Phase I Environmental Site Assessment (ESA) was completed.
- In addition to the gas bar location five other onsite areas of potential concern were highlighted:
 1. Fill material on the northwest corner
 2. Wood waste (hogfuel) on the southeast portion of site.
 3. Vehicle repair facility on the eastern portion of former Co-op building.
 4. Potential heating oil UST/ABT from original building.
 5. Railway yard activities
- Next step is to commission a Phase II ESA to conduct onsite investigation to clarify the presence or absence of onsite contamination.

Land Use Planning

- Current zoning on the Co-op property consists of Core Commercial, Mixed Use Downtown and Downtown Tourism.
- The Downtown Tourism zone was created in 2003 to provide pedestrian oriented commercial uses in the Downtown. The zoning exists along Kalum Street.



Downtown Plan

- The Co-op site was a key component of the Downtown Plan process (2006).
- Public consultation was carried out during the process and solicited comments and direction for the Co-op property.
- The Downtown Plan was adopted by Council in March 2008.



Downtown Plan

The community has had a very active interest in the site, coming forward with several proposals for possible uses, including:

- Hotel, serving upper end clientele.
- Conference centre.
- Mixed use residential and retail.
- Municipal Parking facility – RV/Bus day use only.
- Auditorium/Theatre.
- Café/restaurants/pubs.
- Public Plaza.
- Artist workshops and 1st Nations carving centre.
- Cultural Facility – Gallery/Museum.
- Day-care Facility
- Public market/Farmer's Market.
- Community/Youth centre.

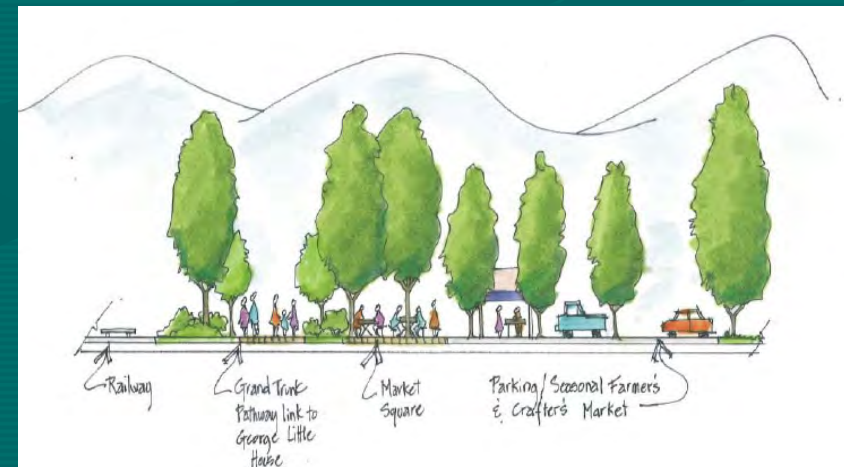


Downtown Plan

A mixed use development which incorporates such uses such as a hotel and conference centre, street level retail, cafés, an artist gallery and studio space, office space, multifamily residential, and a theatre would be appropriate for the site.

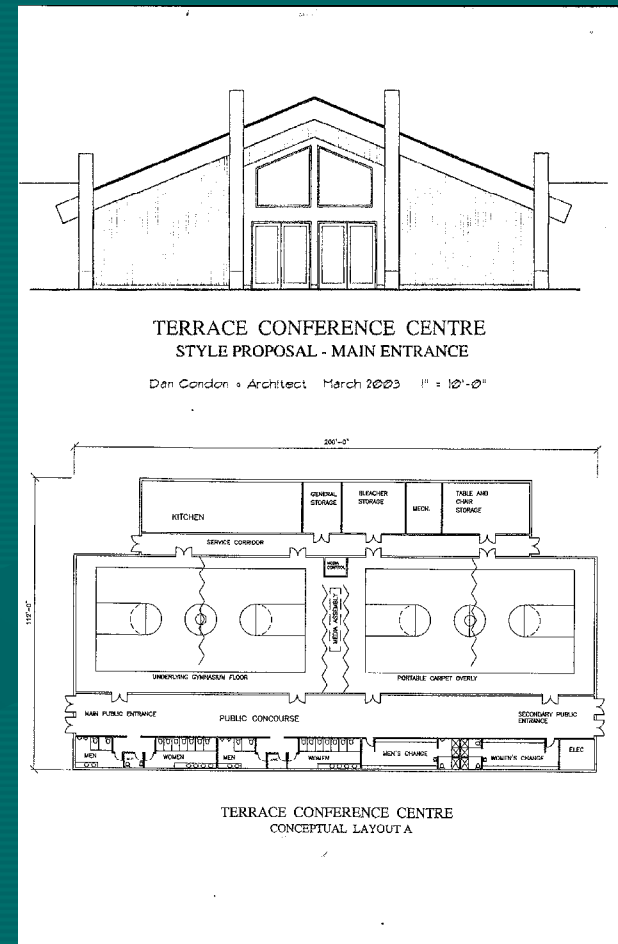
Directives:

1. The planning and development process for the old Co-op site shall consider community input.
2. Development should incorporate a mix of uses to best achieve the Vision, including either a hotel and conference centre or a residential component.
3. The City should commission a comprehensive analysis to evaluate the potential costs and benefits to develop a Conference Centre on this site



Co-op Site Concepts/Proposals

- In 2003 the City applied for a grant through (SICEAI) for development of a Downtown Tourism/Conference Centre.
- ~ 18,000 sf facility to host conferences, court sports and special events.
- The Co-op site was one of three locations suggested.
- Facility was intended to utilize wood construction and showcase First Nations' Art and Culture.
- Phase I of the grant was successful (Kalum Street & George Little House) but not the conference centre.



Co-op Site Concepts/Proposals



- Proposal submitted in 2006 from Mr. Skinner to create a community centre for youths between the ages of 13 to 18.
- In addition to the social activities the centre proposed to include a variety of youth training and employment opportunities.
- Initial concept was for Esso site on Emerson/Lakelse but the idea was later considered for the Co-op site.

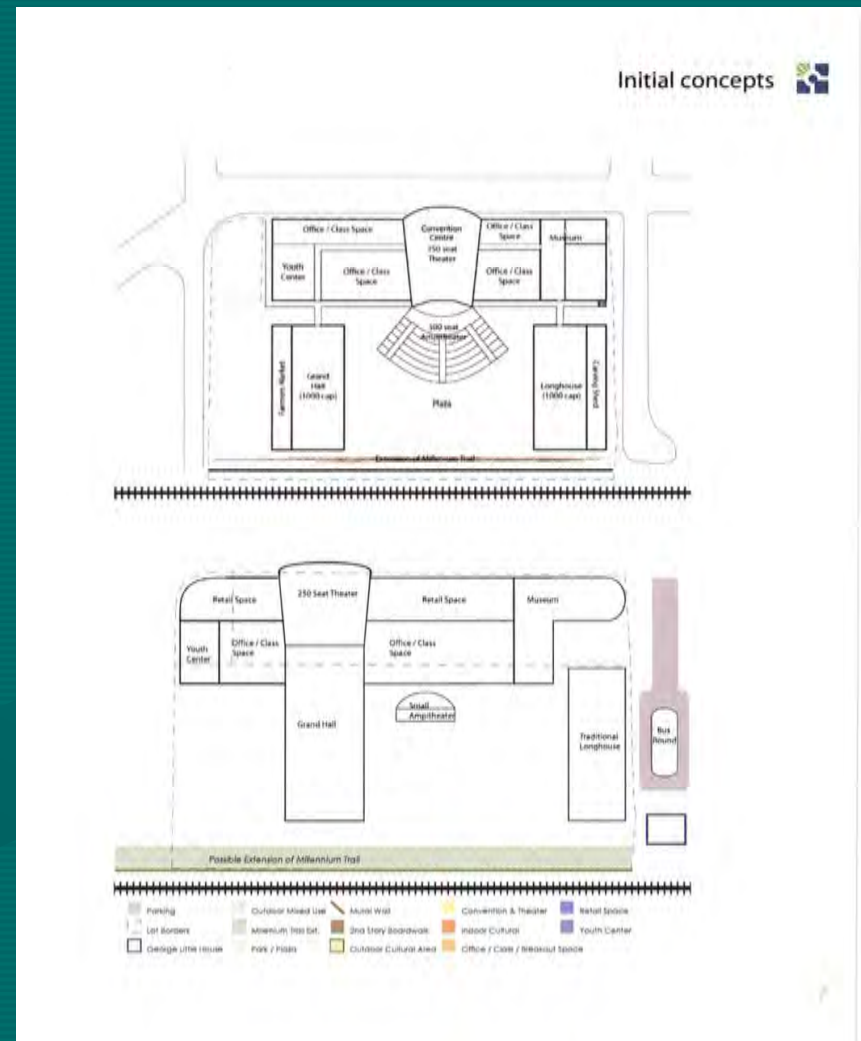
Co-op Site Proposal/Concepts

- Proposal submitted by Ms. Woodd in 2006 for a Community Arts and Cultural/Convention Centre
- New complex to provide a central location for meetings, workshops, presentations, performances and lessons.
- Additional amenities/uses listed for onsite included conference centre, First Nations Plaza/carving shed, retail, restaurant, Farmers Market, etc.
- This proposal was later melded with the ASK Terrace proposal.



Co-op Site Proposals/Concepts

- In 2007 the ASK Terrace proposal came forward with three concept layouts.
- Features of the phase one concept plans included:
 - Theatre/convention space
 - Meeting rooms
 - Office space
 - Retail space
 - Apartments
 - Childcare facility
 - Restaurant
 - Gallery
 - Gardens, Sculpture garden, fountain
 - Plaza, open market, outdoor rinks/courts, mini amphitheatre
- Other phases to include museum, longhouse, carving shed, grand hall, etc.



Co-op Site Proposals/Concepts

- In 2009 the NWCC Social Geography class presented a youth centered focus for the site including:
 - BMX/skateboard park, outdoor hockey/basketball courts, & playground
 - Community plaza including longhouse & carving shed.
 - Utilize existing building for youth hostel, basketball courts, climbing wall, squash courts, meeting rooms, laser tag, arts/craft space, daycare & cafeteria.
 - Additional 3 story building for retail, apartments, café & green-space area.

