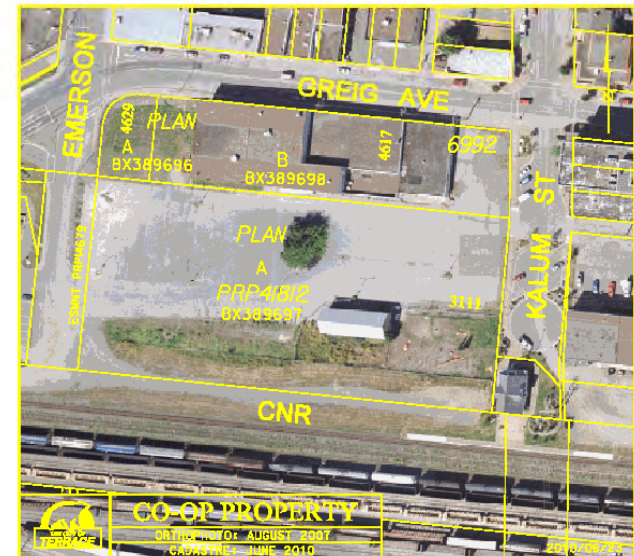


CITY OF TERRACE
Co-op Site Community Dialogue
December 2, 2010



Site Description

- Three separate parcels comprising 4.33 acres
- Main building ~ 30,000 sf
- Fully serviced property in the “heart” of Downtown
- Site access via Emerson Street, Kalum Street and Greig Avenue
- 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.

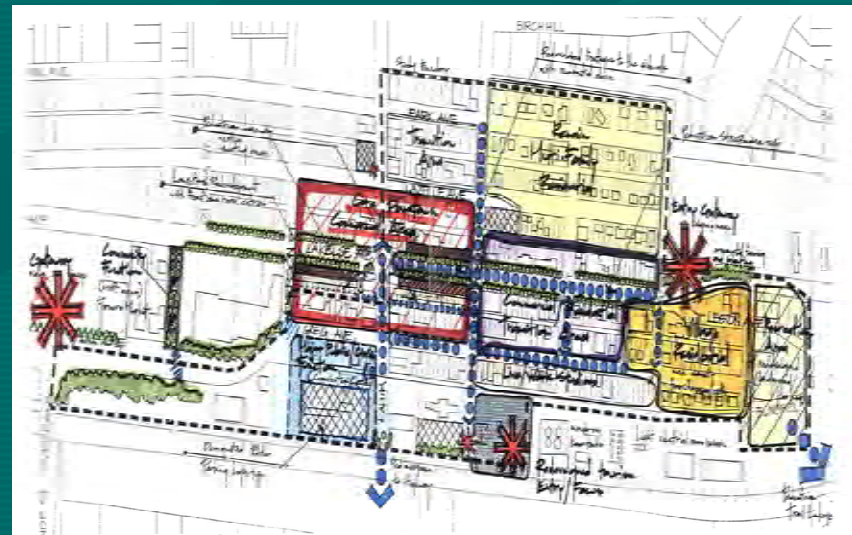
Land Use Planning

- 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. This zoning exists along Kalum Street.



Downtown Plan

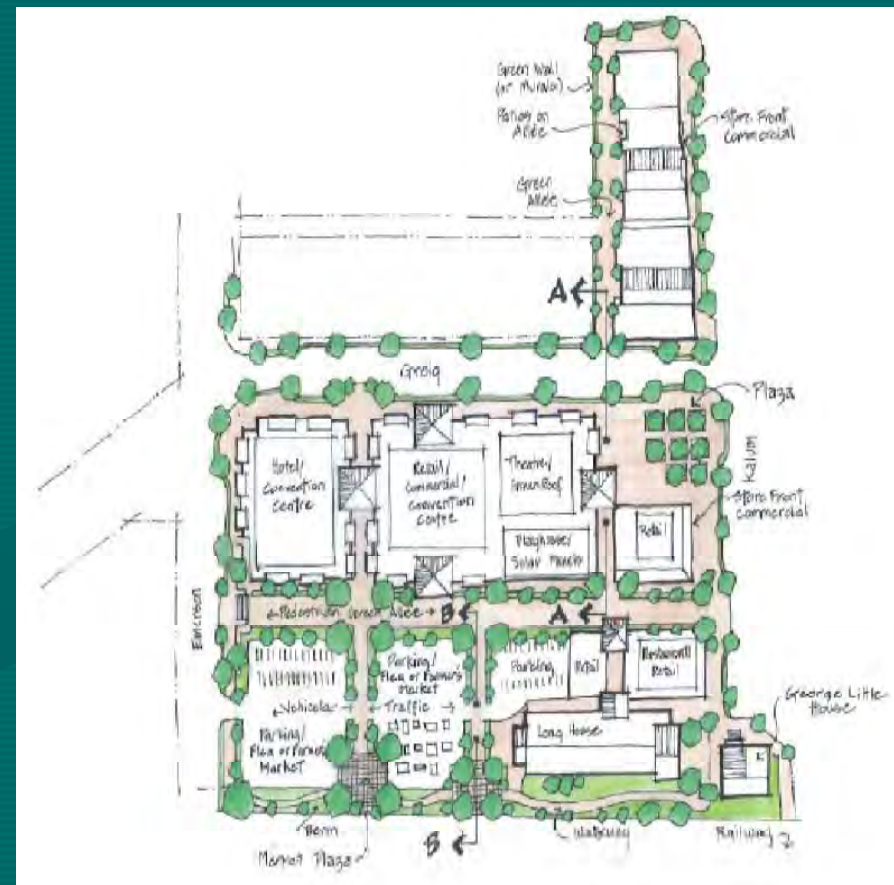
- The Co-op site was a key component of the Downtown Plan process (2006).
- Public consultation was carried out during the process with comments solicited for the Co-op property.
- The Downtown Plan was adopted by Council in March 2008.



Downtown Plan

The community has had an 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

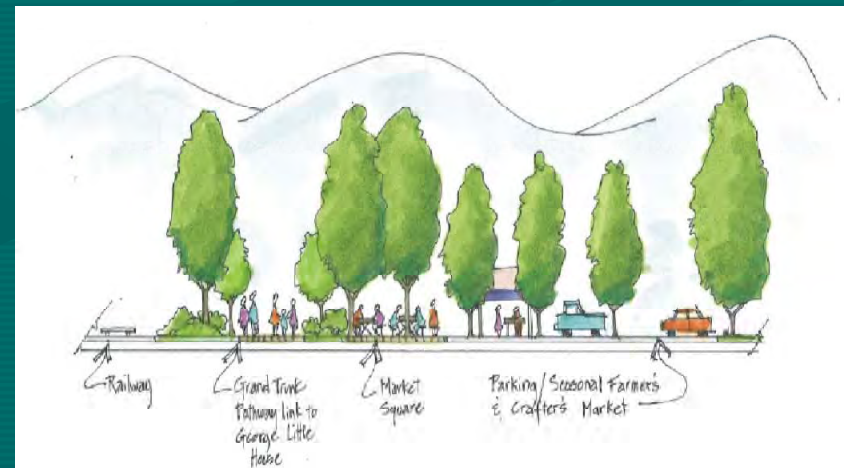


Downtown Plan

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.

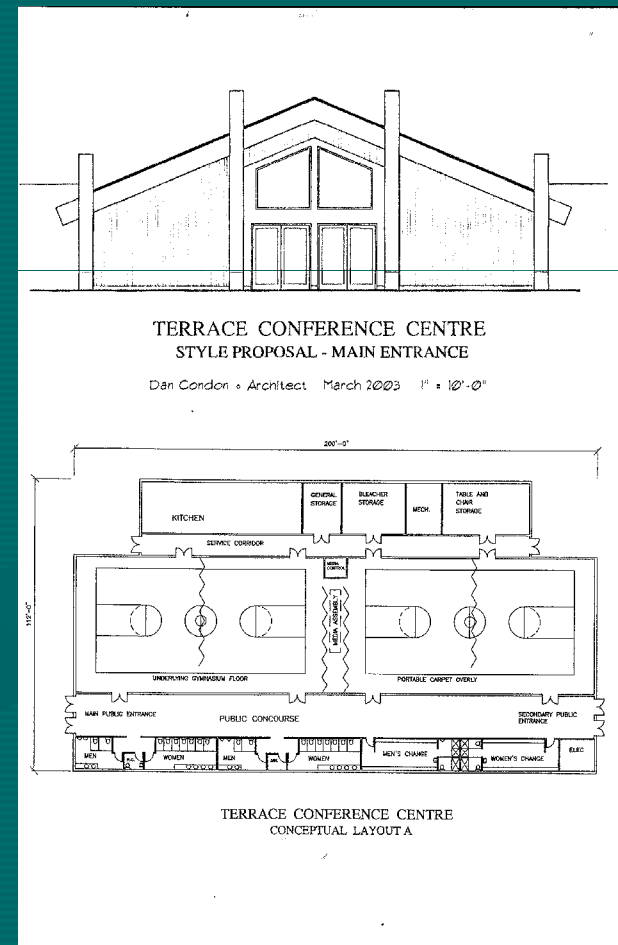
Directives:

1. The planning and development process for the old Co-op site shall consider community input (June 29, 2006).
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. Commission a comprehensive analysis to evaluate the potential costs and benefits to develop a Conference Centre on this site (Expression of Interest sent out in 2008).



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 the Esso site on Emerson/Lakelse but the idea was later considered for the Co-op site.

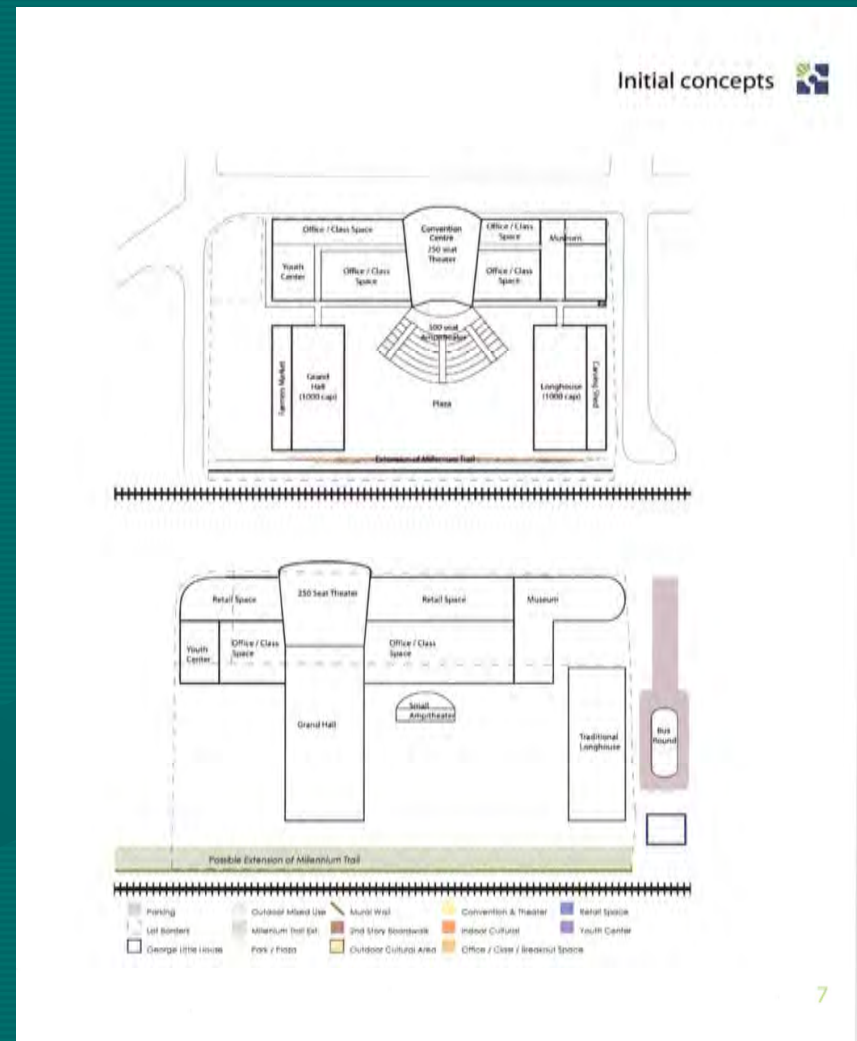
Co-op Site Proposal/Concepts

- 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.

