

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, MARCH 23, 2015 AT 7:40 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christiansen, J. Cordeiro, B. Downie, M. Prevost, and S. Tyers (via telephone). Also in attendance D. Block, Director of Development Services, T. Irwin, City Planner, A. Thompson, Clerk, and K. Kofoed, Executive Assistant.

**MOVE TO IN-CAMERA
SPECIAL COUNCIL:**

***Meeting Called to Order at
7:00 p.m. – Move to In-
Camera Special Council***

(No. 111)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1)(e) of the Community Charter to discuss matters relating to property.

Carried Unanimously.

REGULAR MEETING:

Mayor Leclerc advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca and that Council meetings are webcast on the City's website and the past minutes have been archived.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

***Jeremy Towing, Vice
President, SwissReal Group
– SwissReal Group: The
McConnell Avenue
Townhouse***

Franz Gehriger, CEO of SwissReal Group thanked Council for the opportunity to speak about the proposed development at 5101 McConnell Avenue.

SwissReal Real Estate Services Ltd., a subsidiary of SwissReal Group, is based in Vancouver and specializes in property management, development, and new investments.

The 35-unit townhouse will be constructed in Craftsman style to blend in with the existing neighbourhood. It will consist of 12 buildings comprised of 2-3 units per building. The average square footage per unit is 1,480 feet and the price range per unit will be \$370,000 to \$390,000.

Each unit will have a large single car garage, as well as a covered porch and patio with a privacy screen between units.

The property will be perimeter lined with hedges to provide division between neighbouring properties and there will be a common green space with a playground, lawn, walking paths, and benches.

As soon as SwissReal Group receives the permits, the company will begin developing the property with the goal of the homes ready for occupancy by summer 2016.

Mayor Leclerc thanked Mr. Gehringer for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 117).

Martin Holzbauer—Building Technologies

Martin Holzbauer introduced himself and thanked Council for the opportunity to present.

Mr. Holzbauer commended the City for including clean/renewable energy systems in the new Zoning Bylaw, but said the bylaws could be adjusted to allow the installation renewable energy systems in the City.

For example, urban wind energy systems are not allowed under the current bylaw due to height restrictions.

Mr. Holzbauer provided his contact information if Council or City staff have any questions.

Mayor Leclerc thanked Mr. Holzbauer for his presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 118).

***Nancy Dumais, Director,
Early Childhood Educators of
BC -- \$10/day Child Care
Plan***

Terry Walker, Manager of Terrace Daycare, thanked Council for the opportunity to speak and introduced Nancy Dumais, Manager of Paces Daycare.

They requested Council to pass a Resolution to endorse the \$10/day Child Care Plan. Many communities in BC have supported this initiative, and

a Resolution of support was considered at the Union of BC Municipalities in 2014.

As daycare is the second highest cost for families after housing, the \$10/day Child Care Plan would help our economy by allowing parents to go to work.

There is a shortage of infant/toddler daycare in Terrace and there is a waitlist of 30 children for Paces Daycare. This shortage of spaces means parents can't return to work after parental leave.

There is a shortage of Early Childhood Educators (ECEs) in Terrace as wages are low, and there aren't as many people entering the field as a result. Raising daycare fees to cover an increase in child care staff salary would result in even more families not being able to afford child care.

Child care subsidies and the Universal Child Care Benefit don't provide much benefit to families as they don't address the issue of lack of child care spaces and ECEs.

The City was asked to support the plan by going to the Early Childhood Educators of BC's website to endorse it. It was noted that supporting the \$10/day Child Care Plan does not involve any fiduciary commitment from those who support it.

For profit child care centres could choose to take part in the \$10/day Child Care Plan or remain independent of the program.

The Provinces of Quebec and Ontario have similar child care plans.

Mayor Leclerc thanked Ms. Walker and Ms. Dumais for their presentation and advised the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 119).

PETITIONS AND QUESTIONS:

There were no Petitions and Questions.

MINUTES:

***Regular Council Minutes,
March 9, 2015***

(No. 116)

MOVED/SECONDED that the Regular Council Minutes of March 9, 2015 be adopted as read on this day and that such Minutes as read set out all the business before Council that day and fully and properly record all of the resolutions and bylaws passed and adopted by Council at that meeting.

Carried Unanimously.

**BUSINESS ARISING FROM
THE MINUTES (OLD
BUSINESS):**

There was no Old Business.

CORRESPONDENCE:

***Jeremy Towning, Vice
President, SwissReal Group
– SwissReal Group: The
McConnell Avenue
Townhouse***

MOVED/SECONDED that the presentation from SwissReal Group regarding the McConnell Avenue Townhouse be received for information.

Carried Unanimously.

(No. 117)

***Martin Holzbauer – Building
Technologies***

MOVED/SECONDED that the presentation from Martin Holzbauer regarding Building Technologies be received for information.

Carried Unanimously.

(No. 118)

***Nancy Dumais, Director,
Early Childhood Educators of
BC – \$10/day Child Care
Plan***

MOVED/SECONDED to endorse the Early Childhood Educators of BC's \$10/day Child Care Plan.

Carried.

(No. 119)

Councillor Cordeiro wished to be recorded as opposed.

***Gilles Chagnon, Canada Post
Manager Municipal
Engagement/Government
Affairs – Response to
Request for Update***

MOVED/SECONDED that the correspondence from Gilles Chagnon regarding Canada Post's proposed changes to service levels be received for information.

Carried Unanimously.

(No. 120)

Dennis Lemelin, National President, Canadian Union of Postal Workers – Request for Support to Save Canada Post

(No. 121)

MOVED/SECONDED that Administration write a letter to the Minister responsible for Canada Post that calls on the Government to reverse the changes to services announced by Canada Post, and to look instead for ways to increase service and revenues in areas such as postal banking; and to ask the Federation of Canadian Municipalities to request that the Federal Government consult with the public about what kind of postal service they need before allowing Canada Post to make such major changes to public postal service.

Carried.

Councillor Brian Downie wished to be recorded as opposed.

CONVENE INTO COMMITTEE OF THE WHOLE:

(No. 122)

MOVED/SECONDED that the March 23, 2015 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

Committee of the Whole
➤ **Development Services Component, March 23, 2015**

The following items were discussed at the March 23, 2015 Development Services Component of the Committee of the Whole:

- 1. DEVELOPMENT PERMIT NO. 04-2015 – NORTHERN TERRA DEVELOPMENTS GP LTD. (5501 MCCONNELL AVENUE)**

- 2. OFF-SITE WORKS & SERVICES – NORTHERN TERRA DEVELOPMENTS GP LTD. (5501 MCCONNELL AVENUE)**

- 3. DEVELOPMENT PERMIT NO. 05-2015 – LOON PROPERTIES (SKEENA) INC. (4731 LAKELSE AVENUE)**

- 4. ZONING TEXT AMENDMENT – PROGRESSIVE VENTURES LTD. (4402 & 4421 KEITH AVENUE)**

- 5. OCP & ZONING AMENDMENTS – 466927 BC LTD. VENTURES LTD. (4921 HALLIWELL AVENUE)**

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

Committee of the Whole
➤ **Development Services Component, March 23, 2015**

MOVED/SECONDED that the March 23, 2015 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 123)

1. DEVELOPMENT PERMIT NO. 04-2015 – NORTHERN TERRA DEVELOPMENTS GP LTD. (5501 MCCONNELL AVENUE)

It was recommended that Development Permit No. 04-2015 be issued to Northern Terra Developments GP Ltd. For the property legally described as Lot 1, District Lot 983, Range 5, Coast District, Plan EPP42172 (5101 McConnell Avenue) to permit the development of a 35 unit multi-family residential townhouse development.

2. OFF-SITE WORKS & SERVICES – NORTHERN TERRA DEVELOPMENTS GP LTD. (5501 MCCONNELL AVENUE)

It was recommended that Off-site Works and Services be completed for Municipal infrastructure on Cory Drive to permit the development of a 35-unit townhouse development, including: roadway and associated sidewalk/boulevard, water main, as well as sanitary sewer and storm sewer main. These improvements are required to be completed by Northern Terra Developments GP Ltd. as per Subdivision and Development Bylaw 1591-1997 in conjunction with issuance of Development Permit No. 04-2015 (Lot 1, District Lot 983, Range 5, Coast District, Plan EPP42172 [5101 McConnell Avenue]).

3. DEVELOPMENT PERMIT NO. 05-2015 – LOON PROPERTIES (SKEENA) INC. (4731 LAKELSE AVENUE)

It was recommended that Development Permit No. 05-2015 be issued to Loon Properties (Skeena) Inc. for property legally described as Lot A (Plan 9030) of Block 21, Plan 966 and of lots 1, 2, and 3 Plan 1090, District Lot 361, Range 5, Coast District, Plans 966 and 1090 Except Plan BCP434000 (4731 Lakelse Avenue) to amend Development Permit No. 06-2012 to increase the maximum total sign area including the following variance:

- *Vary Schedule B – Maximum Total Sign Area per Zone Lot by Zoning District of Signage Bylaw No. 1500-1996 and amendments thereto to increase the maximum allowable sign area for all signs per zone for a C2 – Shopping Centre Commercial zone from 74 square metres to 178 square metres of total sign area for the north elevation.*

4. ZONING TEXT AMENDMENT – PROGRESSIVE VENTURES LTD. (4401 & 4421 KEITH AVENUE)

It was recommended that a Bylaw to amend Zoning Bylaw No. 2069-2014 to add section 4.6 Site Specific Exemptions to vary the regulations within section 4.0 Floodplain Specifications by reducing the set back for construction from 60.0 metres to 20.0 metres from the natural boundary of the Skeena River; only for the properties legally described as Lot 1, District Lot 360 and 369, Range 5, Coast District, Plan EPP43728 and Lot B, District Lot 360, Range 5, Coast District, Plan EPP40634 (4402 & 4421 Keith Avenue) proceed to Council for consideration.

**5. OCP & ZONING AMENDMENTS – 466927 BC LTD.
(4921 HALLIWELL AVENUE)**

It was recommended that a Bylaw to amend Official Community Plan Bylaw No. 1983-2011 by amending Schedule C – Development Permit Areas of the Official Community Plan Bylaw No. 1983-2011 to designate Lot 4, District Lot 979, Range 5, Coast District, Plan 3370 (4921 Halliwell Avenue) as Development Permit Area No. 7 – Multi-Family proceed to Council for consideration.

It was also recommended that a Bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R1 – One Family Residential to R3 - Low Density Multi-Family Residential for the property legally described as Lot 4, District Lot 979, Range 5, Coast District, Plan 3370 (4921 Halliwell Avenue) proceed to Council for consideration.

Carried Unanimously.

Committee of the Whole
➤ **March 11, 2015**

(No. 124)

MOVED/SECONDED that the March 11, 2015 Committee of the Whole report be adopted with the following recommendation:

**1. GINA CURRAN, SENIOR REGIONAL TRANSIT
MANAGER, BC TRANSIT – TERRACE ORIENTATION
TO BC TRANSIT**

There were no recommendations.

Carried Unanimously.

Committee of the Whole
➤ **Finance, Personnel &
Administration
Component
March 12, 2015**

(No. 125)

MOVED/SECONDED that the March 12, 2015 Finance, Personnel & Administration Component of the Committee of the Whole report be adopted with the following recommendations:

1. BYLAW OFFICER POSITION

It was recommended that the Bylaw Compliance Officer position be increased to full-time.

2. SERVICE LEVELS FOR CITY BEAUTIFICATION

It was recommended that the Gardener position be extended to 10 months starting in 2016.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
➤ **Development Services Component**
March 9, 2015

MOVED/SECONDED that the March 9, 2015 Development Services Component of the Committee of the Whole be received for information.

Carried Unanimously.

(No. 126)

SPECIAL REPORTS:

Memo – City Planner,
Hazardous Household Waste
Collection Event 2015

MOVED/SECONDED that the Development Services Sustainability budget be increased by \$2,500.00 to go towards the 2015 Hazardous Household Waste Collection event.

(No. 127)

BYLAWS:

Zoning Amendment (Flood Plain Specifications – 4402 & 4421 Keith Avenue) Bylaw, Project No. ADP-02-1505 (First & Second Reading)

MOVED/SECONDED that the Zoning Amendment (Floodplain Specifications – 4402 & 4421 Keith Avenue) Bylaw, Project No. ADP-02-1505 be read by title only and passed in its First and Second Reading.

Carried Unanimously.

(No. 128)

Official Community Plan Amendment (4921 Halliwell Avenue) Bylaw, Project No. ADP-02-1506 (First & Second Reading)

MOVED/SECONDED that the Official Community Plan Amendment (4921 Halliwell Avenue) Bylaw, Project No. ADP-02-1506 be read by title only and passed in its First and Second Reading.

Carried Unanimously.

(No. 129)

Zoning Amendment (4921 Halliwell Avenue) Bylaw, Project No. ADP-02-1507 (First & Second Reading)

MOVED/SECONDED that the Zoning Amendment (4921 Halliwell Avenue) Bylaw, Project No. ADP-02-1507 be read by title only and passed in its First and Second Reading.

Carried Unanimously.

(No. 130)

NEW BUSINESS:

Councillor M. Prevost

Councillor Prevost reported on the following:

- Centre for Civic Governance conference; and
- Highway of Tears film documentary.

(No. 131)

MOVED/SECONDED that Administration review the 2006 Highway of Tears Symposium Recommendation Report and report back to Council any actionable items.

Carried Unanimously.

Councillor S. Tyers

Councillor Tyers reported on the following:

- Centre for Civic Governance conference; and
- North Central Government Association.

Councillor J. Cordeiro

Councillor Cordeiro reported on the following the Regional District of Kitimat-Stikine Board meeting.

Mayor C. Leclerc

Mayor Leclerc reported on the following:

- Terrace River Kings Hockey Team Send Off; and
- Canadian Tire's free windshield wiper giveaway.

REPORT FROM IN-CAMERA:

No items were released from In-Camera status.

**QUESTIONS/COMMENTS
FROM THE MEDIA:**

There was one question from the Media and two questions from the Audience.

ADJOURNMENT:

MOVED/SECONDED that the March 23, 2015 Regular Meeting of Council be now adjourned.

(No. 132)

Carried Unanimously.

The meeting adjourned at 9:35 p.m.

CERTIFIED CORRECT:

Mayor

Alison Thompson

Clerk