

CITY OF TERRACE

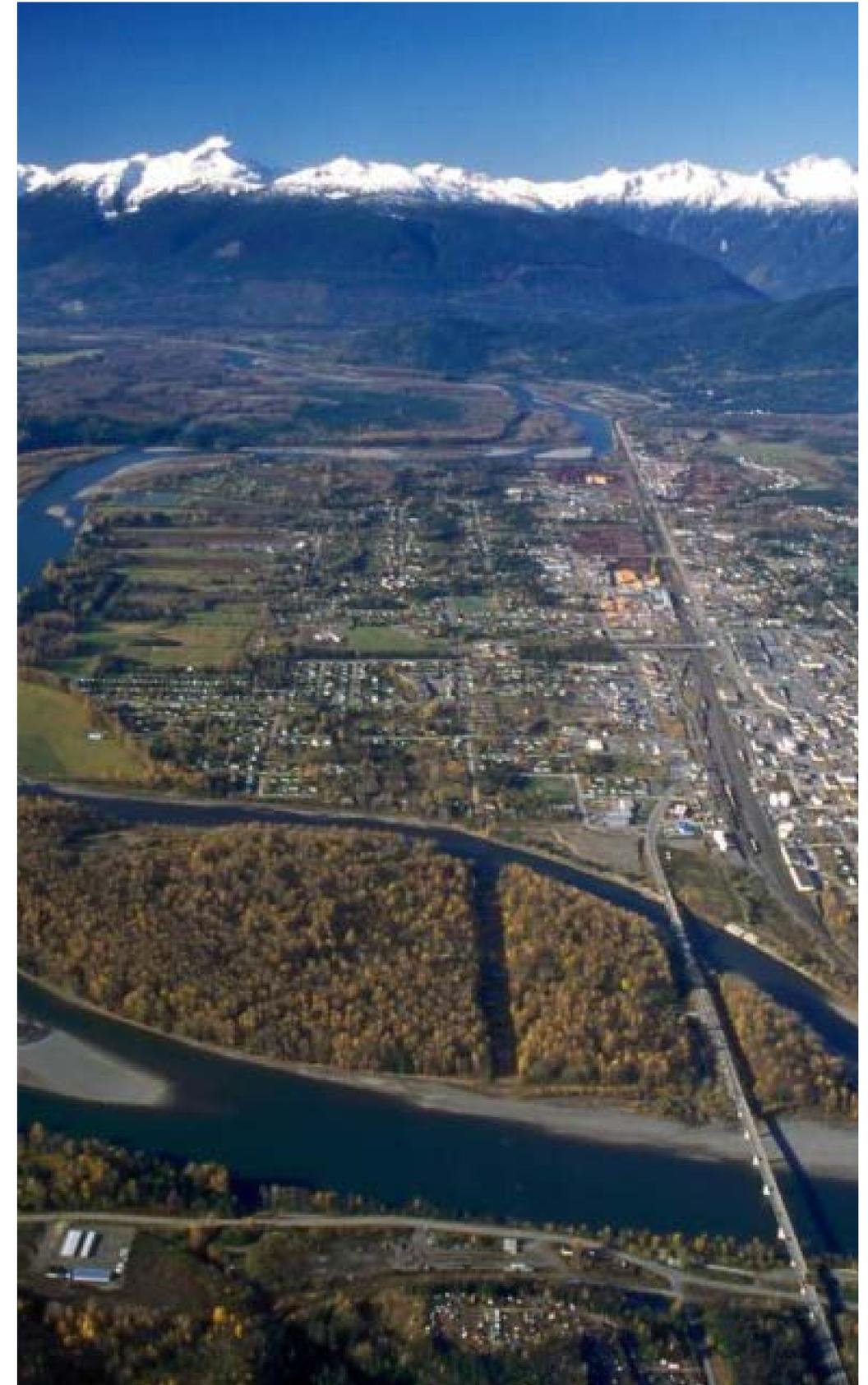
Virtual Open House

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENTS

Thank you for joining us virtually!

This **open house** is an opportunity to review and discuss proposed amendments to the Keith Estates Neighbourhood Concept Plan, an appendix of our Official Community Plan, prior to holding a **public hearing**.

- + There is an opportunity for leaving comments or questions on every panel.
- + If you have a specific question that you wish to discuss with staff, please contact the Planning Department at 250-615-4022 or developmentservices@terrace.ca.
- + This virtual open house will be available between November 19 and December 31, 2020, at 11:59 pm.



WHAT DOES THAT MEAN?

OPEN HOUSE: An open house is a chance for the public to discuss the proposed land use changes with staff, helping members of the public establish an informed opinion.

PUBLIC HEARING: A public hearing is the formal opportunity for members of the public to state to Council their position (for or against) the bylaw amendments being considered.

Background

KEITH ESTATES NEIGHBOURHOOD CONCEPT PLAN

In 2014, the City of Terrace was anticipating a period of rapid population growth. Many of the large and serviced residential properties in Terrace had been developed or were in the process of being developed.

The Keith Estates Neighbourhood (area shown in white outline below) was identified as being strategically positioned to accommodate this rapid growth:



In order to appropriately consider the future of this area, Council directed staff to embark on a process to develop a Keith Estates Neighbourhood Concept Plan (**Keith Estates NCP**) for these lands. The process began in June 2014 and was a collaborative and creative process. The City of Terrace and project consultants worked with property owners, community members, and other stakeholders to discuss how the area might transition from heavy industrial to a mix of commercial, light industrial, and residential land uses.



WHAT DOES THAT MEAN?

OCP: Official Community Plan

KEITH ESTATES NCP: Keith Estates Neighbourhood Concept Plan, Appendix "H" of the OCP



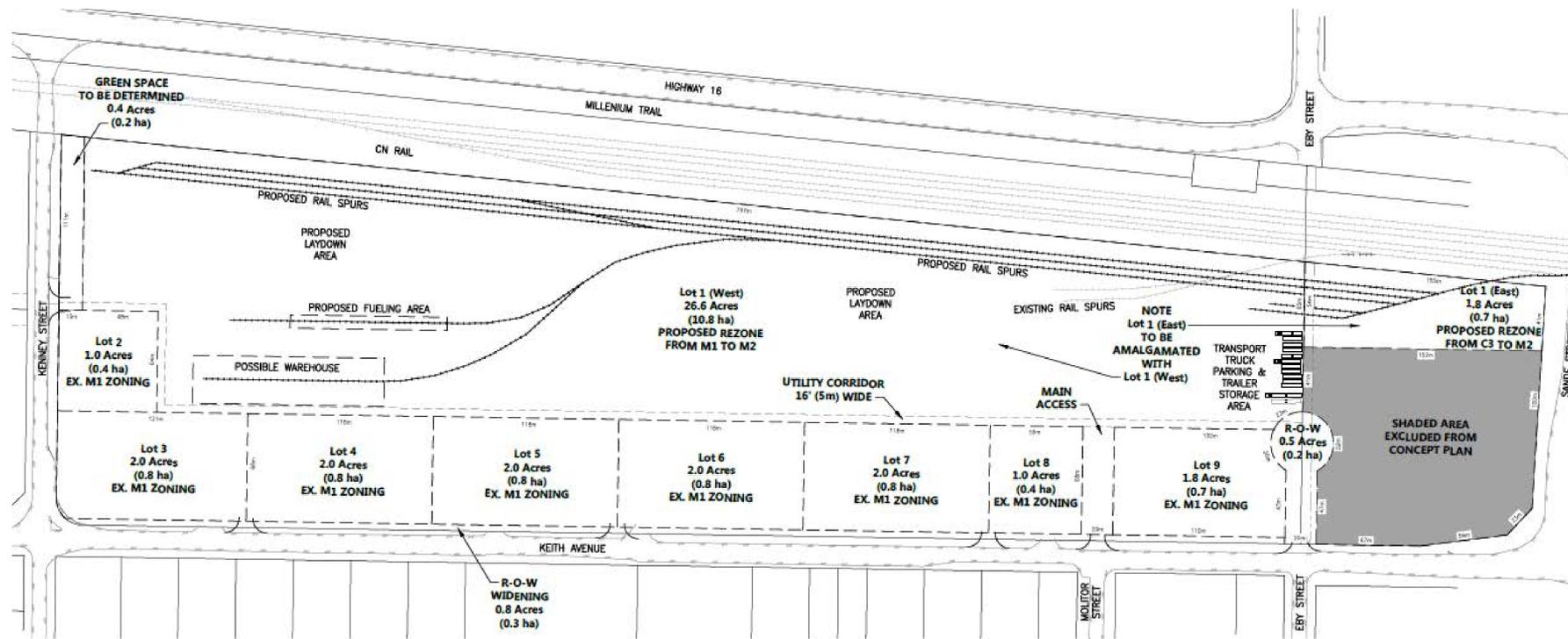
KEY POINTS TO KNOW

- + The **Keith Estates NCP** land area is approximately 29 hectares.
- + The site is bounded generally by the Canadian National (CN) railway tracks to the north, Keith Avenue to the south, a private rail spur to the west, and Sande Street to the east.
- + The map on this page includes lands on the south side of Keith Avenue. Although not within the **Keith Estates NCP** area, it is acknowledged that these lands would be directly impacted by any changes in the immediate vicinity.
- + The Keith Estates NCP was completed in October 2014, and adopted by Council in 2015, to form Appendix "H" of our Official Community Plan (**OCP**).
- + It is a future-oriented planning document and decision-making tool against which to assess development proposals on the site.
- + It considers how to accommodate potential residential growth while protecting industry.

Current Proposal to Amend the Keith Estates NCP

In June 2020, NSD Development Corporation (Progressive Ventures) applied to amend Appendix "H" (Keith Estates NCP) of our OCP to allow for the construction and operation of a new **transload facility** and mixed use commercial and light industrial service centre.

- + These proposed land use amendments represent a significant departure from the land uses identified in the Keith Estates NCP for these lands, which does not support heavy industrial uses.
- + The NCP does support the interim use of the small existing rail spur.
- + The proposed changes require careful consideration as well as the opportunity for input from the Community and stakeholders.



WHAT DOES THAT MEAN?

TRANSLOAD FACILITY: A facility where a shipment of goods is transferred from one mode of transportation to another—in this case, between rail and truck.



KEY POINTS TO KNOW

- + To proceed to the next step in the process, the proposal will require two specific Bylaw amendments to the Keith Estates NCP:
 - 1 Remove multi-family residential land uses for the Keith Estates lands.
 - 2 Support limited heavy industrial uses on portions of the Keith Estates lands by expanding the Rail Spur/Rail use area.

Process to Date

June 8, 2020

- + NSD Development Corporation (applicant) applied to amend the OCP and Zoning Bylaws to allow for the construction and operation of a new transload facility and mixed use commercial and light industrial service centre.

July 13, 2020

- + The applicant requested OCP and Zoning Bylaw amendments to support limited heavy industrial uses on portions of the Keith Estates lands and to remove multi-family residential land uses for the Keith Estates lands.
- + Council passed **1st and 2nd readings** of the bylaw. Staff requested that, due to the significance of the proposed changes, the applicant undertake their own public information session on their proposed project.

Mid-July–August 2020

- + The applicant undertook an open house and online information session to present the proposed project to the community.
- + The applicant provided the City with a summary report of input.
- + The applicant also completed a Traffic Impact Study for the project.

October 9, 2020

- + The applicant requested that the proposed OCP Bylaw amendments move forward independently of the Zoning Bylaw amendments.
- + As the proposed OCP Bylaw amendments would require significant policy and content changes to the Keith Estates NCP, staff recommended that additional background discussion and

information be provided to Council at a future meeting and that additional public consultation be held.

October 26, 2020

- + Background discussion staff presented to Council reviewed the population growth changes as well as a range of planning and policy work that the City of Terrace has completed since the 2015 Keith Estates NCP.
- + The OCP Bylaw amendment was recommended for consideration:
 - ◆ Amend Appendix “H” (Keith Estates NCP) of the Official Community Plan Bylaw No. 2142–2018 by revising the land use policy direction in Section 3.2 and 3.3 to remove multi-family residential land uses from the subject lands and by revising the land use policy direction in Section 3.3 Rail Spur to support limited heavy industrial uses on an expanded portion of the subject land.
- + The Bylaws as amended were re-read at **2nd reading** and passed at the October 26 Council meeting.
- + Staff also recommended that the City of Terrace proceed to public consultation (i.e., this open house) on the proposed OCP Bylaw Amendments before holding a Public Hearing.



KEY POINTS TO KNOW

- + An application has come before Council and they are currently in the process of considering it.
- + They are now asking for your input.



WHAT DOES THAT MEAN?

READINGS: A bylaw is read three times before it can proceed to final adoption. Typically, 1st and 2nd readings are held on the same night. First reading is typically introducing the bylaw, 2nd reading discusses content of the bylaw, and 3rd reading typically is final discussion. Changes can be made at any point during 1st, 2nd, or 3rd reading. A bylaw is adopted after passing its 3rd reading. A public hearing is held after 1st reading but before 3rd reading.

Overview of Bylaw Amendment #1

PROPOSED REMOVAL OF MULTI-FAMILY LAND USE AND CITY OF TERRACE POPULATION PROJECTIONS

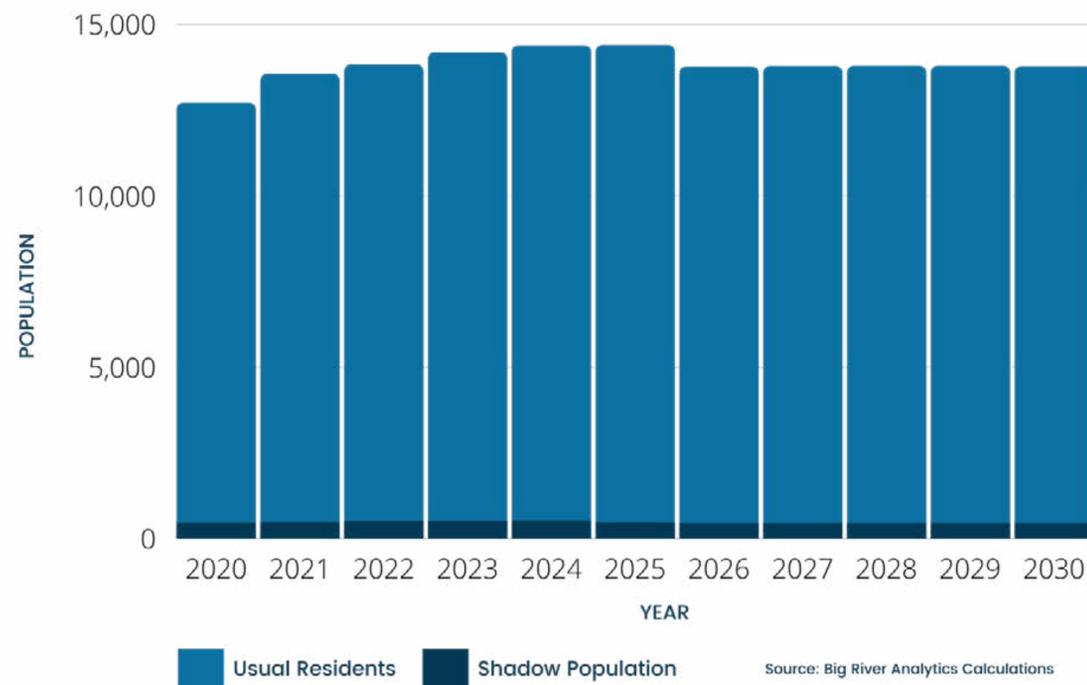
The 2014 Keith Estates NCP process was initiated in direct response to a large industrial park development proposal at the Skeena Industrial Development Park (SIDP), and to the numerous LNG and mining projects being proposed simultaneously in the region in 2014.

- + A City of Terrace evaluation at that time projected potential population growth of between 30% and 50% by 2025, based on these projects moving forward quickly.
- + This rapid forecasted growth created the need for the City of Terrace to quickly identify available land to accommodate residential, commercial, and light industrial land needs to respond to the forecasted demand.

Since the Keith Estates NCP was developed, the development scenario that projected population growth of between 30% and 50% by 2025 has not occurred. The SIDP project has progressed at a much slower pace than anticipated. Currently, only one of the multiple proposed large LNG projects is proceeding and one large mine has been constructed north of Terrace.

- + Revised population projections were completed by Big River Analytics in September 2020. This work was a follow-up to the 2015 Terrace Population Study.
- + Revised 2020 growth projections for a medium growth scenario show an approximate 15% growth in population between 2015 and 2025, compared to the 2015 growth projections for a medium growth scenario that projected a 50% population increase between 2015 and 2025.

Medium Development Scenario Population Projections, City of Terrace, 2020 to 2030



KEY POINTS TO KNOW

- + The 2020 modelling shows that the lower current expected population growth can be met through designated residential lands available in the City of Terrace and that designating high-density multi-family residential land use for the Keith Estates lands is not necessary.
- + Independent of whether the proposed bylaw amendments are approved, and the proposed land use changes are adopted, staff recommends that the Keith Estates NCP be updated over the course of 2021 to reflect these changes in population.

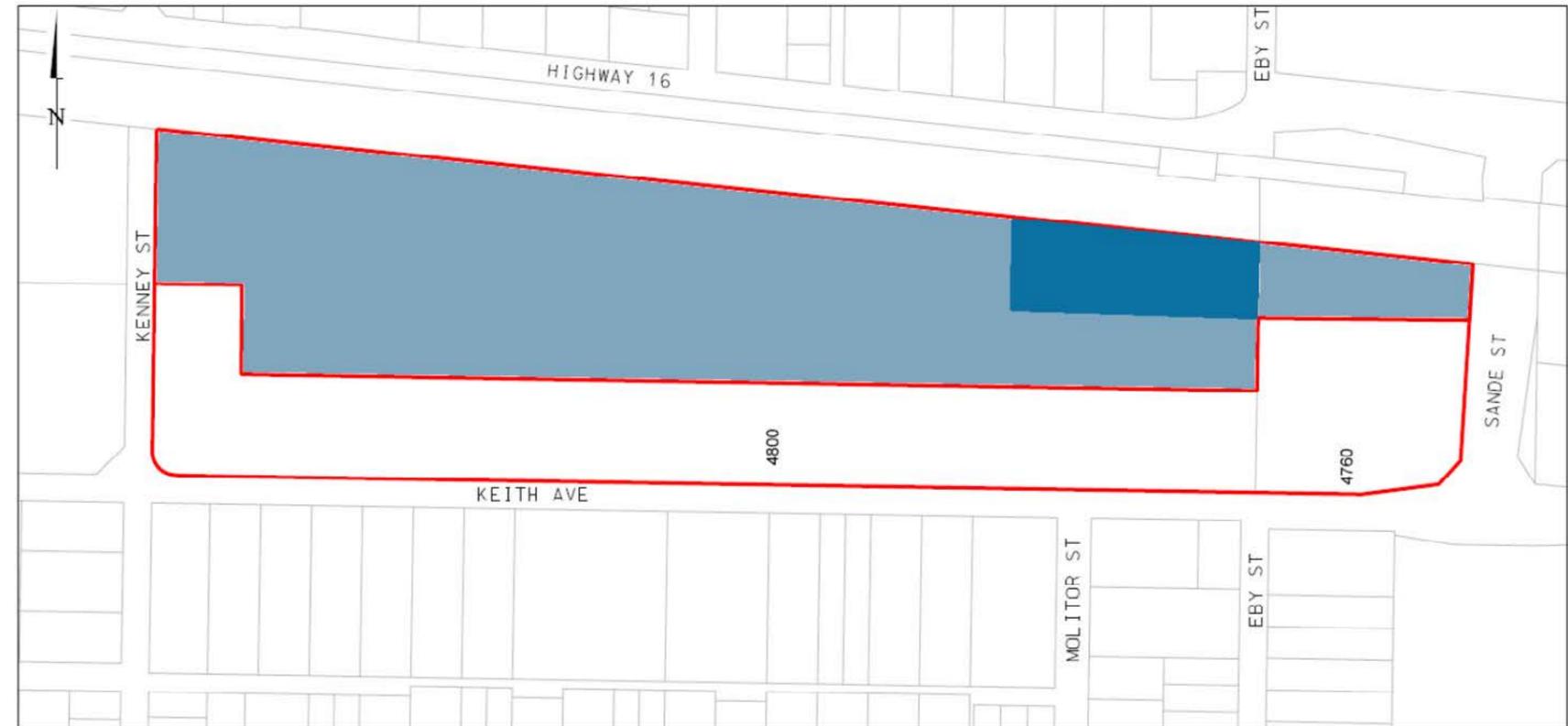
Overview of Bylaw Amendment #2

PROPOSED EXPANDED RAIL USE

In 2015, the Keith Estates NCP identified that a key feature of the eastern sector of the property was the presence of an active rail spur. Since 2015, the spur has been used for the transloading of cement products.

Specific to the Rail Use on the Keith Estates lands, the Keith Estates NCP anticipated:

- + while the use of the spur may continue in the foreseeable future, it may not in the longer term;
- + that the lands surrounding the spur would develop with mixed commercial and residential uses, or possibly that industrial uses could also be part of the final land use mix; and that,
- + in the case of industrial uses, the plan dictates that the road network, linear park, land use transitions, and site design may need to be reviewed.



Proposed expanded rail use area (11 hectares)
 Approximate existing rail spur use area (1 hectare)



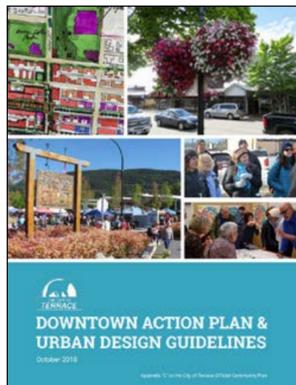
KEY POINTS TO KNOW

- + The Rail Use on the property currently comprises approximately 1 hectare or 2.5 acres.
- + The proposed expansion of the Heavy Industrial Rail Use would require approximately 11 hectares or 27 acres.

Policy Changes Since the Adoption of the Keith Estates NCP in 2015

A range of planning and policy work has been completed by the City of Terrace since 2015. This work has been adopted by Council and resulted in Council endorsing different land use and transportation policy direction than what is included in the Keith Estates NCP. This work should be reviewed in consideration of the proposed amendments to the Keith Estates NCP.

Select policy work is presented here:



Downtown Action Plan (2018)

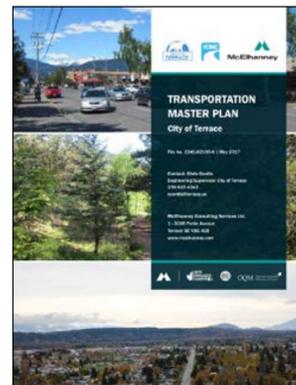
The Keith Estates NCP directed multi-family residential growth to these lands.

However:

- + A key policy focus of the Downtown Action Plan is to create the conditions to bring new residential housing into the downtown.
- + The Plan recognizes this helps to create a strong sense of community and can revitalize struggling areas or transform underutilized land.

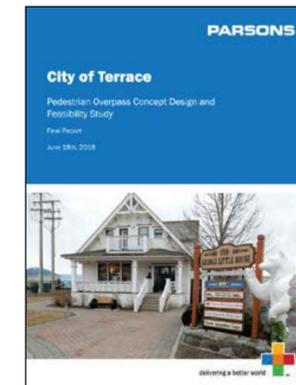
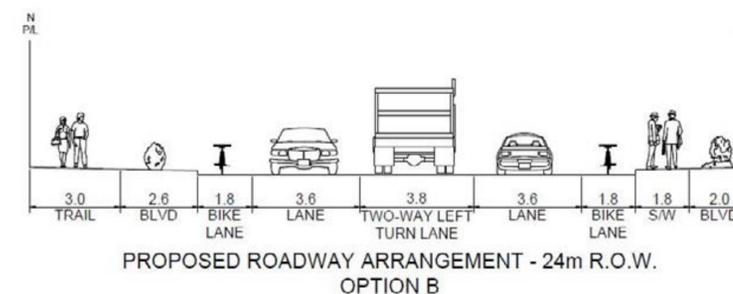
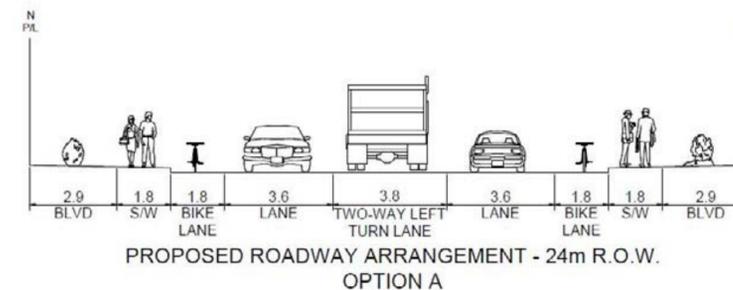
Downtown Tax Revitalization Exemption (DTRE) Bylaw

- + The DTRE further supports the policy recommendations in the Plan by offering a tax exemption for new residential development in the downtown core. The exemption is substantial and provides a significant incentive for developers to consider redevelopment and new development activity in the downtown in mixed use form. This is a key policy to enhance and revitalize the commercial core of the city.



Transportation Master Plan (2017)

- + Cross section proposed for future Keith Avenue corridor reconstruction, a complete street featuring cycling lanes and sidewalks:



Kalum Street Pedestrian Overpass Study (2018)

- + The Kalum Street location was identified as the top priority location in our community for a pedestrian and cycling overpass in the Kalum Street Pedestrian Overpass Study.
- + While a pedestrian and cycling overpass is needed west of the Sande Overpass as well, the priority in the community is to pursue, when feasible, the pedestrian overpass at the Kalum Street location as it will have the greatest impact on safety, accessibility, connectivity, and benefit the greatest number of residents.

Economic Development Considerations

Should the bylaw amendments to the Keith Estates NCP be supported by Council and the full **transload facility and mixed use commercial and light industrial service centre** be built, the following potential impacts on the local economy can be considered:

DIRECT EFFECTS



POTENTIAL JOBS

Direct job creation totals 38–47 (mean: 42.5 full time equivalent)

- + Transload facility operations: 20–25 jobs*
- + Construction: 50 jobs*



POTENTIAL TAXES

The City could see increased tax revenues from the various uses proposed on the site. This is dependent on mill rate and assessed value of constructed facilities.

The transload facility would provide jobs and support local/regional business activity. Primary tax revenue would be created by commercial and light industrial buildings on the Keith/Kenney frontages of this site.

- + At full proposed build-out, tax revenues could be in the range of \$600,000–650,000 annually.



IMPORT SAVINGS

Shipping by rail instead of by truck could save local businesses costs of importing their goods. This could result in savings downloaded to the consumer, increased economic stability, or increased employment due to better margins.

- + Some local businesses have expressed a need for shipping by rail. These include businesses in the industrial supplies, equipment, food supply, and bulk materials sectors.



EXPORT AND INDUSTRIAL EXPANSION

Industrial stakeholders in the region were surveyed as part of an investment strategy and indicated that access to rail is an opportunity for Terrace and could lead to expansion of existing industry or attraction of additional industrial business to Terrace and the Skeena Industrial Development Park.

INDIRECT EFFECTS



POTENTIAL JOBS

Development of the mixed use commercial and light industrial service centre the applicant is proposing could result in additional jobs and potentially serve to meet market demand for these type of properties.

- + Mixed use properties: 140–150 jobs*
- + Indirect employment due to servicing both the transload site and mixed-use facilities: up to 280 jobs*



DOWNTOWN GROWTH

The City intends to incentivize commercial and residential development in the downtown to help catalyze economic activity with local demand and urban housing stock. By removing multi-family residential development in the proposed site, it could remove the potential for competition with downtown developments.

*Indicates projections calculated by the proponent and included to quantify potential economic effects.

Community Land Use Impacts

The proposed Bylaw Amendments to the Keith Estates NCP would allow for the development and operation of a transload facility and mixed use commercial and light industrial service centre. Various potential land use impacts need to be considered:



TRANSPORTATION IMPACTS

The rail separating north and south Terrace is a structural challenge to our existing transportation network. There is a lack of safe crossings for pedestrians and cyclists.

CONSIDERATIONS AND QUESTIONS:

- ✗ This proposed project is not expected to induce a significant amount of additional rail traffic. However, it could add additional pressure on the existing crossings, especially the at-grade crossing at Kenney Street (particularly for pedestrians).
- ✓ There is a possibility that increasing goods movement in and out of Terrace by rail may decrease truck traffic on our road network.
- ✓ New development on this site will help to support the future planned upgrade of Keith Avenue that will feature a **Complete Streets** design and support active transportation along this corridor.



WHAT DOES THAT MEAN?

COMPLETE STREETS: A design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.



SOCIAL AND ENVIRONMENTAL IMPACTS

Over the past decades, the site was used for heavy industrial purposes, including a sawmill and lumber yard. The Keith Estates NCP envisioned heavy industrial activity moving out of this central area of our community to limit impacts on the community, especially on those living near the Keith Estates lands.

CONSIDERATIONS AND QUESTIONS:

- ✗ If approved, this project may increase the amount of dangerous goods being handled on the Keith Estates lands.
- ✓ This project presents the opportunity to move transport away from truck traffic onto rail, potentially decreasing GHG emissions.
- ✗ This site has been vacant for many years and the proposed project will reintroduce additional noise and light.
- ✓ The proposed project could also potentially revitalize a brownfield site that has seen limited activity over the past decade and help encourage local employment and small business opportunities.
- ✓ The proposed “full build-out” of the proposal will see the transload facility surrounded by mixed-use frontage properties to provide sound, light, and visual buffers around the transload facility.



What We Have Heard So Far

The City of Terrace has also received numerous comments and submissions on the proposed application prior to moving formally to a public consultation and public hearing process. The feedback received to date is summarized here:

KEY THEMES OF SUPPORT

The project will provide good job opportunities	The tax base will increase from this project	The proposal makes use of an underutilized site
This project will help Terrace's regional competitiveness	Support that the project is driven by a local developer	This site is inappropriate for residential development
The proposed layout and design mitigate community impacts	The project will address shortage of industrial space in Terrace	The redevelopment could help support remediation of site

KEY THEMES OF OPPOSITION

The site is inappropriate for industrial use due to central location	This project will have major noise and traffic impacts	The 2014 Plan should be upheld
This project should be located at Skeena Industrial Development Park	This project will make a less healthy and sustainable community	We need more housing in Terrace
Concerns over an increase in dangerous goods being handled in our community	The community has not had enough time to consider the proposed changes	



In addition to the themes of support and opposition, there was also some general input on site design submitted:

- + The site should be transit oriented and walkable
- + There must be adequate screening for noise and light
- + The project needs additional overpass or better connectivity to Downtown and Southside

KEY POINTS TO KNOW

+ All feedback that has been submitted on the proposed Bylaw Amendments leading up to and during this public consultation will be included as part of the public record and presented at the Public Hearing, following which Council will make a decision on whether or not to support these land use changes being proposed.



Next Steps

NOVEMBER 19–DECEMBER 31, 2020, AT 11:59 PM

- + Virtual Public Open House and opportunity for online input



DATES TBD

- + Formal referral to the following agencies as this application would represent a significant amendment to Official Community Plan Bylaw No. 2142-2018:
 - ◆ Regional District of Kitimat Stikine
 - ◆ Kitselas
 - ◆ Kitsumkalum
 - ◆ Northern Health
 - ◆ Ministry of Transportation and Infrastructure
 - ◆ Ministry of Forestry, Lands and Natural Resources
 - ◆ Coast Mountain School District



WHAT DOES THAT MEAN?

PUBLIC HEARING: A formal meeting for receiving feedback from the public on an important issue. Feedback is presented for the public record and recorded in a report for Council's consideration at the Special Council Meeting that will follow. If you would like to provide feedback in person (instead of or in addition to providing written feedback), you may attend in person. COVID-19 protocols will be in place.

DATE TBD

- + **Public Hearing:**
 - ◆ **POSTPONED:** The December 17, 2020, Public Hearing has been postponed due to the latest orders from the Provincial Health Officer.

DATE TBD

- + **Special Council Meeting**
 - ◆ **POSTPONED:** The December 18, 2020, Special Council Meeting has been postponed due to the latest orders from the Provincial Health Officer.

2021

- + If the bylaw amendments to the OCP are passed, the applicant's rezoning for the lands will proceed through a separate process. Only once the appropriate zoning is in place can the proponent apply for permitting to develop this proposed project.

Thank You!

UPDATES + MORE:



terrace.ca/proposed-inland-port



CityofTerrace



Development Services
250-615-4022
developmentsservices@terrace.ca



CityofTerrace