

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, SEPTEMBER 28, 2020 AT 7:35 P.M.**

Deputy Mayor S. Bujtas presided. Councillors present were L. Christiansen (via videoconference), J. Cordeiro (via videoconference), B. Downie, J. McCallum-Miller (via videoconference), and E. Ramsay. Also in attendance were A. Thompson, Deputy Chief Administrative Officer and Clerk, T. Irwin, City Planner, L. Greenlaw, Director of Finance, J. Klie, Fire Chief, and A. Poole, Executive Assistant (via videoconference).

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

***Meeting Called to Order at
6:15 p.m. – Move to In-
Camera Special Council***

(No.406)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90 (1) (c) and 90 (2) (b) of the Community Charter (to discuss matters relating to labour relations and negotiations between the municipality and the Provincial Government).

Carried Unanimously.

REGULAR MEETING:

Deputy Mayor Bujtas acknowledged that the meeting was being held on the traditional unceded homelands and territory of the Tsimshian First Nation. He also advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

***Anne Hill, North West Watch
Society – Request for Letter
to the Federal Government
Regarding the Proposed
Increase in Flammable
Hazardous Shipments on the
Northwest BC Rail Corridor***

Deputy Mayor Bujtas welcomed Ms. Hill of the North West Watch Society to the Council meeting.

Ms. Hill provided Council with a letter and a research paper on rail safety prior to the meeting. Ms. Hill noted that it was difficult to find statistics on rail safety as CN does not report all occurrences unless asked by the media and the Transportation Safety Board of Canada (TSB) only investigates a handful of occurrences each year.

A health information analyst from Northern Health, James Haggerstone, tracked railway occurrences in BC from 2003 – 2013. He found that main track collisions and derailments averaged 8.7% per year in northern BC and non-main track collisions and derailments averaged 26.1% per year. A 10 year statistical summary of rail accidents in Canada, published in 2019 by the TSB, found a 17% increase in accidents and casualties in 2019 over the previous 10 year average, with much of this increase occurring in the last three years.

There are no environmental assessments required on the transport of dangerous goods travelling to ports in Prince Rupert and Kitimat. The only environmental assessments being done are for the terminals themselves.

If both the VOPAK and Pacific Traverse Energy (PTE) propane terminals are constructed there will be an estimated increase of 180 propane tanker cars and 180 petroleum liquid tanker cars per day, amounting in a total increase of approximately 360 hazardous goods train cars going through Terrace each day.

The North West Watch requested that Council write to the Federal Minister of Transport to request a Risk Assessment Study.

Ms. Hill noted that there was a lot of concern in Terrace regarding rail safety issues, and that this could give the City an opportunity to be proactive regarding on it deals with rail safety. The evacuation zones run through the middle of Terrace and include all of the emergency services facilities.

The Committee had questions regarding the severity of the collisions that were not being reported by CN. Ms. Hill noted that she would pass on the contact information for James Haggerstone so that Council could ask questions about the report.

Deputy Mayor Bujtas thanked Ms. Hill for her presentation and advised that the matter would be further dealt with under the “Correspondence” portion of this meeting’s Agenda (See Resolution No. 413).

**Dave Gordon, Skeena
Salmon Arts Festival
Society – Request for
Support**

Deputy Mayor Bujtas welcomed Mr. Gordon of the Skeena Salmon Arts Festival Society (SSAF) to the Council meeting.

Mr. Gordon, the President of SSAF, requested municipal support for a grant application to Heritage Canada to expand the Skeena Salmon Fest activities in 2021. It is a requirement of Heritage Canada that they have a form completed by the municipality outlining its cash or in-kind support.

SSAF is a non-profit society. They are a First Nations arts collective governed by a Board of Directors who are all volunteers. They plan to expand the festival in 2021 but need financial and in-kind support to achieve this.

The Skeena Salmon Arts Festival has been active for three years. They have put up 10 murals in the downtown so far.

They have held the Skeena Salmon Art Show for the past three years. SSAF will be embarking on a sculpture program and have already installed two sculptures with the help of the Terrace Downtown Improvement Area Society (TDIA). They have four more sculpture installations to come in October 2020.

SSAF has a number of community partners, who include Kermodei Tourism, Terrace Downtown Improvement Area Society, Terrace Art Gallery, Terrace Women's Resource Center, Heritage Park, Riverboat Days Committee, Chances, Chamber of Commerce, City of Terrace, Terrace Community Forest, Terrace Community Foundation, Skeena Wild Conservation Trust, White Goat Coffee, Northern Savings Credit Union, Steelhead Society of BC (Northern Chapter), First Peoples Cultural Council, and various local property and business owners.

The 2020-2021 Skeena Salmon Arts Festival will include 10 murals, five sculptures, 24 workshops, the Skeena Salmon Art Show, and a studio tour. Their preliminary budget was approximately \$300,000. They will be requesting \$150,000 through the Heritage Canada grant. They are hoping for financial support from the TDIA, First Peoples Cultural Council, and Northern Development Initiative Trust (by way of a grant). Building owners will financially support some of the murals.

In-kind support from the City that may be required included public works crew support for sculpture bases, permitting support for sidewalk closures if needed for murals and sculptures, venue support for workshops, communications support, and grant writer support.

Deputy Mayor Bujtas thanked Mr. Gordon for his presentation and advised that the matter would be further dealt with under the “Correspondence” portion of this meeting’s Agenda (See Resolution No. 414).

**Sandy Mackay, M’akola
Development Services –
Greater Terrace Housing
Needs Assessment
Update**

Deputy Mayor Bujtas welcomed Mr. Mackay of M’akola Development Services to the Council meeting.

The main reason that the Housing Needs Assessment (HNA) was being completed at this time was because new legislation and regulations require that local governments must have an updated HNA completed by April 2022, and every five years thereafter.

Funding for the HNA was available through the Union of BC Municipalities (UBCM). Funding could be accessed as an individual community, or as a region; however, more funding was available if applied for as a region. It was unclear whether funding support through UBCM will be available for future HNA’s.

Participating communities included Terrace, Electoral Area C (rural Terrace area, south coast), and Rural Area E (Thornhill). Community scans were also done in Kitselas and Kitsumkalum First Nations.

M’akola Development Services assessed housing across the continuum, population trends, affordability, assets, and future demand. They did a significant amount of stakeholder and community engagement as well. Engagement is especially important in smaller communities as data is not always reliable and things can change fast

Staff have received and reviewed the preliminary findings. It was found that 27% of Greater Terrace rents. Approximately 34% of renters are families with children and 47% are singles or roommates. It was found that 73% of Greater Terrace owns a house, and 38% of those who own a house are families with children.

The overall median income in Greater Terrace is higher than the BC average and that of the Regional District of Kitimat-Stikine.

Rentership was higher in nearly all age cohorts, except 70+. In younger age cohorts there are higher rates of rentership as younger families are renting longer before purchasing.

The cost of ownership has increasing substantially, approximately 53% in past 10 years. Excluding inflation, the price of single detached homes has increased approximately 46% in the last 10 years, and the price of semi-detached homes has increased by approximately 69%. The housing market is becoming harder to enter for middle-low income earners and single-income households.

The cost of primary market rent is up 26% in past 10 years. This percentage typically underestimates actual rents as the primary market is mostly purpose-built and can be occupied long-term. Rent for 3-bed units have increased by 24% and rent for 2-bed units have increased by 26% over the past 10 years. More families are renting at increasingly expensive rates.

Approximately 5% of owners and 29% of renters are in core housing need, and 2% of owners and 10% of renters are in extreme core housing need.

Next steps will include an in-depth affordability analysis, a preliminary report, key informant interviews, engagement with focus groups, and a community survey. M'akola Development Services will create a report and present it to Council in December 2020 or January 2021.

Deputy Mayor Bujtas thanked Mr. Mackay for his presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 415).

MINUTES:

***Regular Council Minutes,
September 14, 2020***

(No. 412)

MOVED/SECONDED that the Regular Council Minutes of September 14, 2020 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:

Anne Hill, North West Watch Society – Request for Letter to the Federal Government Regarding the Proposed Increase in Flammable Hazardous Shipments on the Northwest BC Rail Corridor

(No. 413)

Dave Gordon, Skeena Salmon Arts Festival Society – Request for Support

(No. 414)

Sandy Mackay, M’akola Development Services – Greater Terrace Housing Needs Assessment Update

(No. 415)

Northwest Regional Airport - Request for Resolution of Support

(No. 416)

CONVENE INTO COMMITTEE OF THE WHOLE:

(No. 417)

MOVED/SECONDED that the presentation from the North West Watch Society regarding the proposed increase in flammable hazardous shipments on the Northwest BC Rail Corridor be received.

Carried.

Councillor McCallum-Miller wished to be recorded as opposed.

MOVED that the presentation from the Skeena Salmon Arts Festival Society regarding municipal support for a grant application to Heritage Canada be referred to staff.

Motion lost due to lack of seconder.

MOVED/SECONDED that staff complete the Confirmation of Support from Municipal Government or Equivalent Authority form for the Skeena Salmon Arts Festival Society’s grant application to Heritage Canada.

Carried Unanimously.

MOVED/SECONDED that the Greater Terrace Housing Needs Assessment update be received for information.

Carried Unanimously.

MOVED/SECONDED that the City of Terrace support the application to Northern Development Initiative Trust from Northwest Regional Airport Terrace-Kitimat, for a grant of up to \$300,000 for Phase One, Gated Parking system, of the Long-Term Parking Lot Project from the Community Development, Economic Infrastructure Program.

Carried Unanimously.

MOVED/SECONDED that the September 28, 2020 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

**Committee of the Whole
Finance, Personnel and
Administration
Component**

➤ **September 28, 2020**

The following item was discussed at the September 28, 2020 Development Services Component of the Committee of the Whole:

**1. 2020-2023 PERMISSIVE TAX EXEMPTION BYLAW
AMENDMENT**

**Committee of the Whole
Development Services
Component**

➤ **September 28, 2020**

The following items were discussed at the September 28, 2020 Development Services Component of the Committee of the Whole:

**1. OFFICIAL COMMUNITY PLAN & ZONING BYLAW
AMENDMENTS – ETV HOLDINGS LTD. (5108 JOLLIFFE
AVENUE)**

**2. DEVELOPMENT PERMIT NO. 14-2020 – TERRACE &
DISTRICT COMMUNITY SERVICES SOCIETY (3221 EBY
STREET)**

**3. OFFSITE WORKS AND SERVICES – 3219 & 3221 EBY
STREET**

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

**Committee of the Whole
Development Services
Component**

➤ **September 28, 2020**

MOVED/SECONDED that the September 28, 2020 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

(No. 418)

**1. OFFICIAL COMMUNITY PLAN & ZONING BYLAW
AMENDMENTS – ETV HOLDINGS LTD. (5108 JOLLIFFE
AVENUE)**

It was recommended that a Bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use by changing the designation of the property legally described as Lot A, District Lot 983, Range 5, Coast District, Plan EPP44298 (5108 Jolliffe Avenue) from Urban Residential to Neighbourhood Residential and amending Schedule C – Development Permit Areas by removing the subject property from the Multi-Family Development Permit Area designation proceed to Council for consideration of first and second reading.

It was recommended that a bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from R3 – Low Density Multi-Family Residential to R1 – Single Detached Residential for the property legally described as Lot A, District Lot 983, Range 5, Coast District, Plan

EPP44298 (5108 Jolliffe Avenue) proceed to Council for consideration of first and second reading.

2. DEVELOPMENT PERMIT NO. 14-2020 – TERRACE & DISTRICT COMMUNITY SERVICES SOCIETY (3221 EBY STREET)

It was recommended that Development Permit No. 14-2020 be issued to Terrace & District Community Services Society for the property legally described as The South Half of Lot 1, District Lot 362, Range 5, Coast District, Plan 1026 (3219 Eby Street), and The North Half of Lot 1, District Lot 362, Range 5, Coast District, Plan 1026 (3221 Eby Street) to permit the construction of a youth services center (Foundry) and affordable housing for seniors

3. OFFSITE WORKS AND SERVICES – 3219 & 3221 EBY STREET

It was recommended that Off-site Works and Services, as specified in Subdivision and Development Bylaw No. 1591-1997, be completed for 3221 & 3219 Eby Street as required for the development issued under DP No. 14-2020, to facilitate the construction a mixed use commercial development, including a youth services center and affordable housing for seniors.

1. Design and Construction of Park Avenue along the property frontage to current bylaw standards including:

- New 10m Collector Roadway with concrete barrier curb and gutter and 1.8m concrete sidewalk on one side. Roadworks require full roadway sub-excavation, new sub-base and base gravels, asphalt paving, topsoil and lawn-seeded boulevards, with access construction to asphalt standard;
- New 375mm diameter storm main at an adequate depth for future west extension along Park Ave with new catch-basins and leads, connected to the existing Eby Street storm main;
- Replacement of the existing 150mm diameter AC watermain with new PVC watermain and installation of 3 new 25mm diameter HOPE services on the north side of Park Avenue. City to reimburse developer for all above water construction costs;
- New water service for the Foundry at developer's cost, to be connected to new watermain on Park Avenue; and

- New sewer service for the Foundry at developer's cost, to be connected to the existing sewermain on Park Avenue. If a 150mm service is required, the connection at the main will be via a new pre-benched sanitary manhole to City standards.

2. Removal of the existing concrete access let-down on the Eby Street frontage and reinstatement with concrete barrier curb/gutter and landscaping (topsoil and grass seed).

Carried Unanimously.

**Committee of the Whole
Finance, Personnel and
Administration
Component**

- **September 28, 2020**

(No. 419)

MOVED/SECONDED that the September 28, 2020 Finance, Personnel and Administration Component of the Committee of the Whole verbal report be adopted with the following recommendation:

**1. 2020-2023 PERMISSIVE TAX EXEMPTION BYLAW
AMENDMENT**

It was recommended that a bylaw to amend the 2020-2023 Permissive Tax Exemption Bylaw No. 2176-2019 proceed to Council for consideration of first, second, and third reading.

Carried Unanimously.

**Committee of the Whole
➤ September 17, 2020**

(No. 420)

MOVED/SECONDED that the September 17, 2020 Committee of the Whole report be adopted with the following recommendation:

**1. SECOND GRADE SEPARATION & LANFEAR HILL
RECONSTRUCTION DISCUSSION WITH MP TAYLOR
BACHRACH**

There were no recommendations.

Carried Unanimously.

**COMMITTEE REPORTS
(FOR INFORMATION
ONLY)**

**Committee of the Whole
Development Services
Component**

- **September 14, 2020**

(No. 421)

MOVED/SECONDED that the September 14, 2020 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously

SPECIAL REPORTS:

**Memo – Chief
Administrative Officer,
Northwest BC Resource
Benefits Alliance
Negotiations Update**

MOVED/SECONDED that the Northwest BC Resource Benefits Alliance negotiations update be received.

Carried Unanimously.

(No. 422)

**Memo – Director of
Finance, Federation of
Canadian Municipalities
Asset Management
Planning Grant 2020**

MOVED/SECONDED that Council support a grant application to the Federation of Canadian Municipalities' Municipal Asset Management Program. Be it also resolved that the City of Terrace commits to conducting the following activities in its proposed project submitted to the Federation of Municipalities' Municipal Asset Management Program to advance our asset management program:

- *Long-Term Financial Model to Support Asset Management Decisions; and*
- *Commitment of \$6,000 from the City of Terrace budget towards the costs of this initiative.*

Carried Unanimously.

**Memo – Director of
Development Services,
2020 Population Survey
and Projections**

MOVED/SECONDED that "Population Survey and Projections – The City of Terrace and Regional District of Kitimat-Stikine Electoral Areas E and C", as submitted by Big River Analytics Ltd., be received for information.

(No. 424)

Carried Unanimously.

**Memo – Fire Chief, 2021
FireSmart Community
Funding & Supports and
Crown Land Wildfire
Risk Reduction Streams**

MOVED/SECONDED that Council support an application to be submitted to the 2021 FireSmart Community Funding & Supports and Crown Land Wildfire Risk Reduction Streams.

Carried Unanimously.

(No. 425)

**Memo – Fire Chief, 2020
Second Quarter Fire
Department Report**

MOVED/SECONDED that the 2020 Second Quarter Fire Department Report be received for information.

Carried Unanimously.

(No. 426)

Oral Report, September 28, 2020 Public Hearing

(No. 427)

MOVED/SECONDED that the Oral Report from the September 28, 2020 Public Hearing be adopted with the following recommendation:

1. AMENDMENTS TO ZONING BYLAW NO. 2069-2014 (4804 GRAHAM AVENUE)

It was recommended that following the holding of a Public Hearing, the bylaw to amend Zoning Bylaw No. 2069-2014 by changing the Zoning designation from R4 – Medium Density Multi-Family Residential to R5 – High Density Multi-Family Residential for the property legally described as Lot 8, Block 8, District Lot 611, Range 5, Coast District, Plan 3154 (4804 Graham Avenue) proceed to Council for consideration of third reading.

Carried Unanimously.

BYLAWS:

Zoning Amendment (4804 Graham Avenue) Bylaw, Project No. ADP-02-2035 (Third Reading)

(No. 428-D)

MOVED/SECONDED that Zoning Amendment (4804 Graham Avenue) Bylaw, Project No. ADP-02-2035 be read by title only and passed in its third reading.

Defeated.

2020-2023 Tax Exemption Amendment Bylaw, Project No. ADP-02-2037 (First, Second, and Third Reading)

(No. 429)

MOVED/SECONDED that 2020-2023 Tax Exemption Amendment Bylaw, Project No. ADP-02-2037 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

Official Community Plan Amendment (5108 Jolliffe Avenue) Bylaw, Project No. ADP-02-2038 (First and Second Reading)

(No. 430)

MOVED/SECONDED that Official Community Plan Amendment (5108 Jolliffe Avenue) Bylaw, Project No. ADP-02-2038 be read by title only and passed in its first and second reading.

Carried Unanimously.

**Zoning Amendment
(5108 Jolliffe Avenue)
Bylaw, Project No.
ADP-02-2039 (First and
Second Reading)**

MOVED/SECONDED that Zoning Amendment (5108 Jolliffe Avenue) Bylaw, Project No. ADP-02-2039 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 431)

**NEW BUSINESS FROM
COUNCIL:**

***Regional District of
Kitimat- Stikine Report***

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

**REPORTS ON COUNCIL
ACTIVITIES:**

Deputy Mayor Bujtas

Deputy Mayor Bujtas reported on the Union of BC Municipalities (UBCM) Convention.

Councillor Downie

Councillor Downie reported on the UBCM Convention.

Councillor Ramsay

Councillor Ramsay reported on the UBCM Convention and the Greater Terrace Beautification Society (GTBS).

Councillor Cordeiro

Councillor Cordeiro reported on the UBCM Convention.

Councillor Christiansen

Councillor Christiansen reported on the UBCM Convention.

***Councillor McCallum-
Miller***

Councillor McCallum-Miller reported on the Terrace Public Library.

**REPORT FROM IN-
CAMERA:**

There were no Reports from In-Camera.

**QUESTIONS/COMMENTS
FROM THE MEDIA &
AUDIENCE:**

There were no questions from the Media and no questions from the Audience.

ADJOURNMENT

(No. 432)

MOVED/SECONDED that the September 28, 2020 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned at 9:50 p.m.

CERTIFIED CORRECT:

Deputy Mayor

Clerk