

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
MONDAY, DECEMBER 14, 2020 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas (via videoconference), L. Christiansen (via videoconference), J. Cordeiro (via videoconference), B. Downie (via videoconference), J. McCallum-Miller (via videoconference), and E. Ramsay (via videoconference). Also in attendance were K. Boland, Chief Administrative Officer, D. Block, Director of Development Services (via videoconference), A. Thompson, Clerk (via videoconference), and A. Poole, Executive Assistant.

MOVE TO IN-CAMERA

SPECIAL COUNCIL:

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

(No. 564)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (c) of the Community Charter (to discuss matters relating to labour relations or other employee relations).

Carried Unanimously.

REGULAR MEETING:

***Resolution to Hold Open
Meeting without the Public
Present***

(No. 569)

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that the Council meeting was being livestreamed on the City's Facebook page, and that the past minutes have been archived.

MOVED/SECONDED that, until further notice, as permitted under Ministerial Order No. 192, all open City of Terrace Council meetings, Committee of the Whole meetings, and Public Hearings be held without the public physically present and that the meeting be broadcast by electronic means so the public may view the proceedings.

Carried Unanimously.

Mayor Leclerc acknowledged that due to the latest public health orders prohibiting the public from attending Council meetings in person, Council was providing the media and members of the public an opportunity at the end of the meeting to comment or ask questions pertaining to items on the Council meeting agenda.

It was further explained that participation could be obtained by joining the virtual Microsoft Teams meeting through a computer, mobile device, or regular telephone call. The information on how to take part in the question portion of the meeting could be found at terrace.ca/participate.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

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

Mayor Leclerc welcomed Sandy Mackay or M'akola Development Services to the Council meeting.

Funding for the 2020 Greater Terrace Housing Needs Report was received through the Union of BC Municipalities and Northern Development Initiative Trust.

Participating communities included the City of Terrace, Electoral Area C (Rural Area, South Coast), and Electoral Area E (Thornhill). A community scan of Kitselas and Kitsumkalum was also completed.

Greater Terrace is better positioned than many communities to address housing needs. Greater Terrace has stronger socio-economic conditions and proactive government; however, need still exist in the community. Where needs do exist, those conditions have not necessarily improved over recent years.

The population of Greater Terrace is growing and aging. Not including Kitselas and Kitsumkalum, population grew approximately 2% between 2006 and 2016. There were 43% more seniors in 2016 than in 2006.

Household size is declining, meaning growth rate in demand for homes will exceed population growth rate. Household demand went up 9% between 2006 and 2016, while there was only a 2% population growth over than same period.

Many older residents are worried about their ability to maintain larger properties but are unable to downsize because of cost or availability. This highlights a need for affordable and accessible housing (particularly rental housing), home care and semi-supported or supported options, and housing closer to amenities and services.

The number of renters is increasing across nearly all the Greater Terrace Area's cohorts. Renters are less likely to be able to meet their housing needs than owners are. The largest jumps were seen in families with school-age children and those aged between 30 and 40 years. The renter household median income was \$44,631 and the owner household median income was \$88,937.

Rental housing is more expensive and harder to find. Median rents were stable until 2016. Prices have escalated in more recent years and vacancy is low. Cost of renting has gone up 26% in the past 10 years and more families are renting at increasingly expensive rates.

Many employers reported that housing is directly affecting their ability to attract and retain workers in key industries. This highlighted a need for more dedicated, affordable, and appropriate rental options. It also highlighted the need for housing for workers in key industries and housing for families and individuals.

Median house prices are steadily rising. Prices have escalated most in denser, ground-oriented housing types. The cost of ownership increased by 53% in the past 10 years. The market is becoming harder to enter for middle-low income earners and single-income households.

It was found that 40% of all survey respondents indicated that their current housing was unaffordable and 63% of renter respondents indicated their current housing was not affordable.

There is a need for more non-market, supportive, and emergency housing options. There is currently at 675+ person wait list for subsidized housing and 71 people experiencing homelessness, of which 69% are unhoused. This highlighted a need for more dedicated, affordable, and appropriate rental options, as well as alternative tenure models, housing that is affordable in perpetuity, increased funding from senior government, and non-profit operated housing.

For non-indigenous residents 9% of Greater Terrace is in core housing need while 23% indigenous residents are in core housing need. Approximately 31% of non-indigenous lone parents are in core housing need and 36% of non-indigenous lone parents are in core housing need.

The Greater Terrace Housing Needs Report will have to be adopted by Council. From there, it will be published, and a staff training session will be held. A community forum will be held in early 2021.

Mayor Leclerc 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. 571).

MINUTES:

***Regular Council Minutes,
November 23, 2020***

(No. 570)

MOVED/SECONDED that the Regular Council Minutes of November 23, 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:

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

*MOVED/SECONDED that the presentation from
M'akola Development Services regarding the
Greater Terrace Housing Needs Assessment be
received.*

(No. 571)

Carried Unanimously.

**CONVENE INTO COMMITTEE
OF THE WHOLE:**

*MOVED/SECONDED that the December 14, 2020
Regular Council Meeting convene into Committee
of the Whole.*

(No. 572)

Carried Unanimously.

***Committee of the Whole
Development Services
Component***

*The following item was discussed at the December
14, Development Services Component of the
Committee of the Whole:*

➤ ***December 14, 2020***

**1. OFFICIAL COMMUNITY PLAN AND ZONING
BYLAW AMENDMENTS – MATTERN & UNRAU
(5106 JOLLIFFE AVENUE)**

COMMITTEE REPORTS:

*It was recommended that the Committee now rise
and report.*

***Committee of the Whole
Development Services
Component***

*MOVED/SECONDED that the December 14, 2020
Development Services Component of the
Committee of the Whole verbal report be adopted
with the following recommendations:*

➤ ***December 14, 2020***

**1. OFFICIAL COMMUNITY PLAN AND ZONING
BYLAW AMENDMENTS – MATTERN & UNRAU
(5106 JOLLIFFE AVENUE)**

(No. 573)

*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 B, District Lot 983, Range 5, Coast
District, Plan EPP44298 (5106 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 1st and 2nd 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 R2 – Semi-Detached Residential for the property legally described as Lot B, District Lot 983, Range 5, Coast District, Plan EPP44298 (5106 Jolliffe Avenue) proceed to Council for consideration of 1st and 2nd reading.

Carried Unanimously.

***Committee of the Whole
Finance, Personnel and
Administration Component
➤ November 18, 2020***

MOVED/SECONDED that the November 18, 2020 Finance, Personnel and Administration Component of the Committee of the Whole report be adopted with the following recommendations:

(No. 574)

1. TERRACE & DISTRICT MUSEUM SOCIETY – 2021 OPERATING AND CAPITAL BUDGET

There were no recommendations.

2. KERMODEI TOURISM SOCIETY – 2021 OPERATING AND CAPITAL BUDGET

There were no recommendations.

Carried Unanimously.

***Committee of the Whole
Finance, Personnel and
Administration Component
➤ November 19, 2020***

MOVED/SECONDED that the November 19, 2020 Finance, Personnel and Administration Component of the Committee of the Whole report be adopted with the following recommendation:

(No. 575)

1. TERRACE PUBLIC LIBRARY – 2021 OPERATING AND CAPITAL BUDGET

There were no recommendations.

Carried Unanimously.

**Committee of the Whole
Finance, Personnel and
Administration Component**
➤ **December 1, 2020**

(No. 576)

MOVED/SECONDED that the December 1, 2020 Finance, Personnel and Administration Component of the Committee of the Whole report be adopted with the following recommendation:

1. 2021 BUDGET DELIBERATIONS

There were no recommendations.

Carried Unanimously.

Committee of the Whole
➤ **December 4, 2020**

(No. 577)

MOVED/SECONDED that the December 4, 2020 Committee of the Whole report be adopted with the following recommendation:

1. KSAN SOCIETY – EXTREME WEATHER SHELTER OVERFLOW

It was recommended that the use of Sonder House (specific to the common room area) as a temporary emergency shelter to meet overflow need from the Turning Points Shelter, up to a limit of 20 people, be approved for a limited time, commencing December 4, 2020 and ending March 31, 2021.

Carried.

Councillor Christiansen wished to be recorded as opposed.

COMMITTEE REPORTS (FOR INFORMATION ONLY)

**Committee of the Whole
Development Services
Component**
➤ **November 23, 2020**

(No. 578)

MOVED/SECONDED that the November 23, 2020 Development Services Component of the Committee of the Whole report be received for information only.

Carried Unanimously.

SPECIAL REPORTS:

***Memo – Executive Assistant,
2021 Deputy Mayor Listing,
Schedule of Regular Council
Meetings, and Appointments
by Council Resolution***

(No. 579)

MOVED/SECONDED that that the 2021 Deputy Mayor Listing, Schedule of Regular Council Meetings, and Appointments be Council Resolution be approved as follows:

2021 DEPUTY MAYOR

*JANUARY – FEBRUARY.....COUNCILLOR LYNNE CHRISTIANSEN
MARCH – APRIL.....COUNCILLOR BRIAN DOWNIE
MAY – JUNE.....COUNCILLOR SEAN BUJTAS
JULY – AUGUST.....COUNCILLOR JESSICA MCCALLUM-MILLER
SEPTEMBER – OCTOBER.....COUNCILLOR EVAN RAMSAY
NOVEMBER – DECEMBER.....COUNCILLOR JAMES CORDEIRO*

2021 SCHEDULE OF REGULAR COUNCIL MEETINGS

*Regular Meeting, Monday, January 11
Regular Meeting, Monday, January 25*

*Regular Meeting, Monday, February 8
Regular Meeting, Monday, February 22*

*Regular Meeting, Monday, March 8
Regular Meeting, Monday, March 22*

*Regular Meeting, Monday, April 12
Regular Meeting, Monday, April 26*

*Regular Meeting, Monday, May 10
Regular Meeting, Tuesday, May 25*

*Regular Meeting, Monday, June 14
Regular Meeting, Monday, June 28*

*Regular Meeting, Monday, July 12
Regular Meeting, Monday, July 26*

*Regular Meeting, Monday, August 9
Regular Meeting, Monday, August 23*

*Regular Meeting, Monday, September 13
Regular Meeting, Monday, September 27*

*Regular Meeting, Tuesday, October 12
Regular Meeting, Monday, October 25*

*Regular Meeting, Monday, November 8
Regular Meeting, Monday, November 22*

Regular Meeting, Monday, December 13

2021 APPOINTMENTS BY COUNCIL RESOLUTION

SELECT COMMITTEES

HOUSING COMMITTEE.....LYNNE CHRISTIANSEN, JESSICA MCCALLUM-MILLER

STRATEGIC COMMITTEES

KERMODEI TOURISM SOCIETY.....BRIAN DOWNIE

NORTHERN DEVELOPMENT INITIATIVE TRUST.....MAYOR LECLERC
(ALTERNATE BRIAN DOWNIE)

REGIONAL DISTRICT OF KITIMAT-STIKINESEAN BUJTAS, JAMES CORDEIRO
(ALTERNATES MAYOR LECLERC, LYNNE CHRISTIANSEN)

TERRACE COMMUNITY FOUNDATION..... MAYOR LECLERC

TERRACE & DISTRICT MUSEUM SOCIETY (Heritage Park)..... LYNNE CHRISTIANSEN

TERRACE PUBLIC LIBRARY.....JESSICA MCCALLUM-MILLER
(ALTERNATE EVAN RAMSAY)

COMMUNITY LIAISONS

GREATER TERRACE BEAUTIFICATION SOCIETY.....EVAN RAMSAY

HEALTHY COMMUNITIES COMMITTEE.....MAYOR
LECLERC

TERRACE DOWNTOWN IMPROVEMENT AREA (TDIA).....BRIAN DOWNIE

ANNUAL LIAISONS

EDUCATIONAL SERVICES (SD#82/NWCC/UNBC).....MAYOR LECLERC

NORTHERN MEDICAL PROGRAMS TRUST.....BRIAN DOWNIE

TERRACE-KITIMAT AIRPORT SOCIETY.....MAYOR LECLERC

Carried Unanimously.

**Memo – Director of
Development Services,
Greater Terrace Housing
Needs Report**

*MOVED/SECONDED that Council adopt the 2020
Housing Needs Assessment document “Greater
Terrace Housing Needs Report”.*

Carried Unanimously.

(No. 580)

**Memo – Building Inspector,
November 2020 Building
Synopsis**

*MOVED/SECONDED that the November 2020
Building Synopsis be received.*

Carried Unanimously.

(No. 581)

**Housing Committee Minutes,
November 17, 2020**

*MOVED/SECONDED that the November 17, 2020
Housing Committee minutes be received.*

Carried Unanimously.

(No. 582)

BYLAWS:

Official Community Plan Amendment (5106 Jolliffe Avenue) Bylaw, Project No. ADP-02-2041 (First and Second)

(No. 583)

MOVED/SECONDED that Official Community Plan Amendment (5106 Jolliffe Avenue) Bylaw, Project No. ADP-02-2041 be read by title only and passed in its first and second reading.

Carried Unanimously.

Zoning Amendment (5106 Jolliffe Avenue) Bylaw, Project No. ADP-02-2042 (First and Second Reading)

(No. 584)

MOVED/SECONDED that Zoning Amendment (5106 Jolliffe Avenue) Bylaw, Project No. ADP-02-2042 be read by title only and passed in its first and second reading.

Carried Unanimously.

NEW BUSINESS FROM COUNCIL:

Regional District of Kitimat-Stikine Report

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

REPORTS ON COUNCIL ACTIVITIES:

Councillor Bujtas

Councillor Bujtas reported on the Chamber of Commerce's Premier and Cabinet Luncheon.

Mayor Leclerc

Mayor Leclerc reported on a tour of the Port of Prince Rupert, a tour of the proposed NSD Inland Port lands, and the Integrated Resource Plan Webinar.

REPORT FROM IN-CAMERA:

There was no report from In-Camera.

QUESTIONS/COMMENTS FROM THE MEDIA & AUDIENCE:

Mayor Leclerc asked if there was anyone from the media or audience had dialed in to the meeting to ask a question. There were no questions from the Media and no questions from the Audience.

Mayor Leclerc reiterated the new process in which the media and audience could join the media to ask questions and where the relevant information could be found on the City's website.

ADJOURNMENT

(No. 585)

*MOVED/SECONDED that the December 14, 2020
Regular Meeting of Council be now adjourned.*

Carried Unanimously.

The meeting adjourned at 8:35 p.m.

CERTIFIED CORRECT:

Mayor

Clerk