

**MINUTES OF THE REGULAR COUNCIL MEETING  
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON  
MONDAY, MAY 28, 2018 AT 7:30 P.M.**

*Mayor C. Leclerc presided. Councillors present were S. Bujtas, J. Cordeiro, B. Downie, M. Prevost, and S. Tyers (via telephone). Councillor L. Christiansen was absent. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, and A. Thompson, Clerk.*

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

***Meeting Called to Order at  
7:15 p.m. – Move to In-  
Camera Special Council  
(No. 191)***

*MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90(1) (a) and (k) of the Community Charter (to discuss matters relating to personnel and municipal services).*

*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[www.terrace.ca](http://www.terrace.ca), Council meetings are webcast on the City's website, and the past minutes have been archived.*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:**

***Danielle Beausoleil, Terrace  
Downtown Improvement  
Area Society***

*Mayor Leclerc welcomed Ms. Beausoleil, the Program Manager for the Terrace Downtown Improvement Area Society (TDIA), to the Council meeting. This is the first time the TDIA has had a full-time coordinator. New to the position, Ms. Beausoleil has met with business owners in the downtown area. As developing relationships with other volunteer organizations is important to help achieve common goals she has been connecting with non-profit groups like the Greater Terrace Beautification Society. The TDIA has initiated block parties to bring people together, with something for everyone to bring the most people possible to the downtown core. The TDIA is working with business owners, have hired local bands, and is encouraging local artists and performers to contribute. The proceeds from the*

*barbecue at the block party on Lazelle Avenue will go to the Kitimat Humane Society. The TDIA hopes to grow capacity by creating champions to put on more block parties in the future.*

*Ms. Beausoleil talked about the Downtown Façade Grant Program. She is working to inform business of this opportunity. They are encouraging new murals in the downtown core. She believes Terrace is in a state of transition, this is an opportunity to develop a theme for the downtown.*

*Another block party will be organized for the summer and they TDIA intends to continue to host the Festival of Lights later this year. The TDIA would like more garbage cans in the downtown core.*

*Activities in the newly expanded east part of the TDIA have not been developed yet but Ms. Beausoleil indicated she will be working with all the business owners in all areas of the TDIA.*

*Mayor Leclerc thanked Ms. Beausoleil 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. 197).*

***Chris Gee, Northwest  
Community College Social  
Work Program – Homeless  
Count***

*Mayor Leclerc welcomed Chris Gee of the Northwest Community College (NWCC) Social Work Department to the Council meeting. Mr. Gee distributed copies of a demographic and executive summary of the homeless count recently conducted by the NWCC Social Work Program. Ms. Gee advised Council to consider this a baseline number, but the number of homeless in Terrace is likely much larger.*

*The homeless count was a class project for NWCC Social Work students and was planned and run by the students. Jennifer Miller, a social work student who worked on the count, explained they found 96 people experiencing homelessness. This is a 28% increase over the last four years' average. The term shelter means the person interviewed stayed indoors overnight but that does not mean they are not homeless.*

*High rent was identified as a barrier to housing. Mr. Gee talked about the hidden homeless. This report only reflects those that are visibly homeless and he feels the hidden homeless are a much larger number. It is not possible to identify someone as homeless based on their appearance or behaviour. Addiction plays a large role in the homeless population.*

*Most of the homeless people identified in this survey are from Terrace. This varied remarkably from previous homeless counts. This was one of the last questions in the survey. The NWCC program partnered with BC Housing and standardized their methodology to conform with the Provincial survey standard. The form was developed by BC Housing and is statistically reliable.*

*To avoid duplication, they collected all the data from the shelters the night before. If an individual being surveyed indicated they stayed at the shelter they were not counted again as a separate individual. The respondents were also asked if they had taken the survey. To avoid survey fatigue, they developed the survey to take about as much time as it takes to smoke a cigarette.*

*Mayor Leclerc thanked Mr. Gee 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. 198).*

***Martin Holzbauer – Property Assessed Clean Energy (PACE) Program***

*Mayor Leclerc welcomed Mr. Holzbauer to the Council meeting. Mr. Holzbauer proposed the City establish a property assessment clean energy (PACE) program. He feels a PACE program can create new jobs without costing any taxpayer money. The provinces of Nova Scotia, Ontario, Quebec, and Alberta have PACE programs.*

*Building energy efficiency upgrades saves energy costs, reduces greenhouse gas emissions, and increases property values. Mr. Holzbauer estimated that investing in this program nationwide could create 300,000 new jobs in Canada. The PACE program would create jobs because renovations are twice as labour intensive as new construction. He proposed that properties that reduce energy use by 10%*

receive a 5% discount on their property taxes for 5 years. Without this program, investing in improving energy efficiency could penalize a property owner who would have increased value to their property and therefore pay more taxes as a result.

Mayor Leclerc thanked Mr. Holzbauer 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. 199).

**MINUTES:**

**Special Council Minutes,  
May 11, 2018**

(No. 195)

*MOVED/SECONDED that the Special Council Minutes of May 11, 2018 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.*

**Regular Council Minutes,  
May 14, 2018**

(No. 196)

*MOVED/SECONDED that the Regular Council Minutes of May 14, 2018 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:**

**Danielle Beausoleil, Terrace  
Downtown Improvement  
Area Society**

*MOVED/SECONDED that the presentation from the Terrace Downtown Improvement Area Society be received for information.*

(No. 197)

*Carried Unanimously.*

**Chris Gee, Northwest  
Community College Social  
Work Program – Homeless  
Count**

*MOVED/SECONDED that the presentation from the Northwest Community College Social Work Program be received for information.*

*Carried Unanimously.*

*(No. 198)*

**Martin Holzbauer – Property  
Assessed Clean Energy  
(PACE) Program**

*MOVED/SECONDED that the presentation from Mr. Holzbauer be received for information.*

*Carried Unanimously.*

*(No. 199)*

**Federation of Canadian  
Municipalities – Special  
Advocacy Fund**

*MOVED/SECONDED that the request from Federation of Canadian Municipalities to contribute to Special Advocacy Fund be postponed until after the 2018 Federation Canadian Municipalities Annual General Meeting.*

*Carried Unanimously.*

*(No. 200)*

**CONVENE INTO COMMITTEE  
OF THE WHOLE:**

*MOVED/SECONDED that the May 28, 2018 Regular Council Meeting convene into Committee of the Whole.*

*Carried Unanimously.*

*(No. 201)*

**Committee of the Whole  
➤ Development Services  
Component  
May 28, 2018**

*The following items were discussed at the May 28, 2018 Development Services Component of the Committee of the Whole:*

- 1. PUBLIC INPUT HEARING – AMENDMENT TO EXISTING LIQUOR LICENSE – ROYAL CANADIAN LEGION BRANCH #13 (4425 LEGION AVENUE)**

---

- 2. DEVELOPMENT PERMIT NO. 05-2018 - PROGRESSIVE VENTURES LTD. (4529 GREIG AVENUE)**

---

**COMMITTEE REPORTS:**

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

**Committee of the Whole**  
➤ **Development Services**  
**Component**  
**May 28, 2018**

(No. 202)

*MOVED/SECONDED that the May 28, 2018 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:*

**1. PUBLIC INPUT HEARING – AMENDMENT TO EXISTING LIQUOR LICENSE – ROYAL CANADIAN LEGION BRANCH #13(4425 LEGION AVENUE)**

---

*There were no recommendations.*

**2. DEVELOPMENT PERMIT NO. 05-2018 - PROGRESSIVE VENTURES LTD. (4529 GREIG AVENUE)**

---

*It was recommended that Development Permit No. 05-2018 be issued to Progressive Ventures Ltd. for the property legally described as Parcel A (PP34119), Block 11, District Lot 369, Range 5, Coast District, Plan 972 (4529 Greig Avenue) to permit the construction of a pub including the following variance:*

- *To Vary Section 5.1.2 of Zoning Bylaw No. 2069-2014 to reduce the minimum 2.5 m landscaping strip on a parcel frontage adjacent to a street to 1.5 m, for the landscaping strip along the Greig Avenue frontage.*

*It was also recommended that Off-site Works and Services for the construction of municipal infrastructure to permit the development of a commercial building be completed, including the following:*

- *Removal of approximately 30m of existing deteriorated asphalt portion of the sidewalk on Greig Avenue frontage;*
- *Replacement with new cast-in-place concrete sidewalk to match existing, at approximately 1.5 m width, in order to bring the total width to our standard of 3.0 m;*
- *Removal of approximately 25 m of deteriorated concrete sidewalk and asphalt sidewalk on the Atwood frontage;*
- *Replacement with cast-in-place concrete sidewalk to match existing, at approximately 3.0 m width; and*
- *Existing concrete curbing to remain.*

*Carried Unanimously.*

**Committee of the Whole**  
**➤ May 24, 2018**

(No. 203)

*MOVED/SECONDED that the May 24, 2018 Committee of the Whole report be adopted with the following recommendation:*

**1.SKEENA WILD CONSERVATION TRUST ECONOMIC ANALYSIS**

*There were no recommendations.*

*Carried Unanimously.*

**COMMITTEE REPORTS (FOR INFORMATION ONLY):**

**Committee of the Whole**  
**➤ Development Services Component**  
**May 14, 2018**

(No. 204)

*MOVED/SECONDED that the May 14, 2018 Development Services Component of the Committee of the Whole report be received for information.*

*Carried Unanimously.*

**SPECIAL REPORTS:**

**Housing Committee Minutes,**  
**April 17, 2018**

(No. 205)

*MOVED/SECONDED that the April 17, 2018 Housing Committee Minutes be received and that the City write to the Minister of Municipal Affairs and Housing and the Minister of Mental Health and Addictions to request funding to update the City of Terrace Housing Action Plan.*

*Carried Unanimously.*

**Council Remuneration Task Force Minutes, May 8, 2018**

(No. 206)

*MOVED/SECONDED that the May 8, 2018 Council Remuneration Task Force Minutes be received.*

*Carried Unanimously.*

**BYLAWS:**

**Temporary Loan Bylaw,**  
**Project No. ADP-02-1802**  
**(Adoption)**

(No. 207)

*MOVED/SECONDED that the Temporary Loan Bylaw, Project No. ADP-02-1802 be read by title only and adopted.*

*Carried Unanimously.*

**NEW BUSINESS FROM COUNCIL:**

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

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

***Councillor Tyers***

*MOVED/SECONDED that Councillor Tyers be authorized to run from the floor for a position on the Federation of Canadian Municipalities Board.*

*(No. 208)*

*Carried Unanimously.*

**REPORTS ON COUNCIL ACTIVITIES:**

***Councillor Prevost***

*Councillor Prevost reported on the Terrace Co-working Space grand opening.*

***Councillor Downie***

*Councillor Downie reported on the Kermodei Tourism Society Annual General Meeting.*

***Mayor Leclerc***

*Mayor Leclerc reported on the FCM electric car charging network. She also reported on her recent trip to China.*

***Councillor Bujtas***

*Councillor Bujtas also reported on the recent trip to China.*

**REPORT FROM IN-CAMERA:**

*There were no items released from In-Camera status.*

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

*There were no questions from the Media and one comment from the Audience.*

**ADJOURNMENT**

*MOVED/SECONDED that the May 28, 2018 Regular Meeting of Council be now adjourned.*

*(No. 209)*

*Carried Unanimously.*



*The meeting adjourned 9:30 p.m.*

**CERTIFIED CORRECT:**

---

*Mayor*

*Alisa Thompson*

---

*Clerk*