

**MINUTES OF THE REGULAR COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
TUESDAY, OCTOBER 15, 2019 AT 7:30 P.M.**

Mayor C. Leclerc presided. Councillors present were S. Bujtas (via telephone), L. Christiansen, J. Cordeiro (via telephone), B. Downie, J. McCallum-Miller, and E. Ramsay. Also in attendance were H. Avison, Chief Administrative Officer, D. Block, Director of Development Services, T. Irwin, City Planner, L. Greenlaw, Director of Finance, J. Klie, Fire Chief, and A. Thompson, Clerk.

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

***Meeting Called to Order at
6:30 p.m. – Move to In-
Camera Special Council***

(No. 398)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Section 90 (1) (a), (e), & (k) of the Community Charter (to discuss matters relating to personnel, property, and negotiations for Municipal services).

Carried Unanimously.

REGULAR MEETING:

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. The past minutes have been archived.

ADDENDUM:

(No. 407)

MOVED/SECONDED that the Agenda be amended to add BC Seniors' Advocate Isobel Mackenzie to the Delegations and Guests section of the Agenda and remove the presentation from Mr. Chad Gerow from the Agenda.

Carried Unanimously.

DELEGATIONS & GUESTS:

***Chad Gerow, Kitselas First
Nation – Request for Letter
of Support for BC First
Nations Community Security
Project***

This item was struck from the Agenda.

***BC Seniors' Advocate –
Isobel Mackenzie***

Ms. Mackenzie has been touring northwest BC in her role as BC Seniors' Advocate. The Office of the Seniors Advocate monitors and analyzes seniors' services and issues in B.C., and makes recommendations to government and service providers to address systemic issues concerning seniors.

In this part of the province, there is a slightly lower proportion of the population who are seniors compared to the proportion of seniors in other areas. Seniors are a disparate group and a one-size-fits-all approach does not work. Seniors have different resources available to them and differing needs.

Approximately 74% of people 85 years old and older live independently in BC. 85% of people over the age of 85 years old are living without dementia. Only 13% of seniors over 85 years old are using subsidized home support. Ms. Mackenzie believes that figure should be higher. Over 60% of people admitted to long-term care homes didn't have home support prior to their admission. Ms. Mackenzie indicated that assisted living is the missing piece.

Ms. Mackenzie advised the City to plan for citizens who will live for a long time. Losing a driver's license presents a challenge for residents. Over half of seniors still live alone. We are seeing increasing employment numbers among seniors, and they are also prolific volunteers (over 40% of seniors volunteer).

The challenges for meeting seniors' needs are finding available and appropriate housing, transportation, and available services. It is difficult for seniors in Terrace to find a suitable residence close to amenities. Ms. Mackenzie recommended that Council lobby the Provincial Government to assist in the building of suitable market housing for seniors.

The transportation issues in Terrace are more difficult than in the Lower Mainland. It can be difficult to access appropriate medical care and services without a driver's licence.

Northern Health as a whole has three times the average wait time for a long-term care bed for seniors. Northern Health also has the highest proportion of people in long-term beds that could be in assisted living.

Another challenge in the north is attracting and training a workforce to provide services to seniors. If Northern Health offered full-time positions with attractive compensation packages they could attract more home health aides or facility aides. These positions are often posted as casual positions, which do not encourage people to relocate to the community.

There are a variety of housing models out there. Co-operative housing is one option; it is not a panacea. Some people are better suited to communal living than others. Condominiums and subsidized housing are also options for seniors.

There has been a change in the provincial eligibility for seniors housing (55 years old or with a disability). The definition now includes people with mental health and addiction challenges, which has resulted in problems in other communities.

Housing for seniors that is located within a community, and not in the outskirts of the City, is the most successful.

Ms. Mackenzie spoke highly of Terrace's resilience and fortitude. She recognized that the Northwest makes a significant contribution to the economy of the province.

The private housing market is not coming into the north or into rural and remote communities. Ms. Mackenzie feels the Provincial Government has a role to provide assistance to even moderately-incomed seniors as well.

Mayor presented a City of Terrace pin to the BC Seniors' Advocate. She thanked Ms. Mackenzie 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. 409).

Denise Cook, Susan Medville, and Berdine Jonker, Heritage Conservation Plan Consulting Team – Heritage Conservation Plan Process Update

Mr. Newman, Planner III, introduced Ms. Cook and Medville, who were hired along with Ms. Jonker, to develop the City’s Heritage Conservation Plan. Ms. Cook presented an overview of the project. Terrace has a wealth of natural and cultural heritage resources. The plan will create a vision and strategies for the conservation of the community’s heritage in the short and long terms.

This week they are engaging the community to document heritage values and gain local knowledge. They will use this to develop an inventory of heritage places for the Heritage Conservation Plan. There will be an open house on October 17, 2019 to gather input. The Heritage Conservation Plan will integrate with the City’s Official Community Plan. They will be working with other agencies such as Kermodei Tourism Society. They will be including First Nations heritage as it is shared with the consultants.

Following the gathering of information, Ms. Cook, Medville, and Jonker will prepare a Heritage Management Plan that includes a development of visions and goals for heritage conservation in Terrace, creation of guidelines for evaluating heritage proposals, development of terms of reference for the creation of a Heritage Advisory Commission, and recommendations for key strategic directions to implement the plan.

Mayor Leclerc thanked Ms. Cook and Ms. Medville for their presentation and presented them with a City of Terrace pin. She advised that the matter would be further dealt with under the “Correspondence” portion of this meeting’s Agenda (See Resolution No. 410).

Valerie Wright and Blaine Stensgaard – Northern Women’s Recovery House Society

Ms. Wright and Mr. Stensgaard presented on behalf of the Northern Women’s Recovery House Society (the Society). They have a petition with 1,800 signatures supporting the development of a northern women’s recovery house. Currently, there is no sober place to stay in Northwest BC for women who have been working to maintain their sobriety. This is called second stage recovery. Most women travel away from their communities to receive addictions treatment. When they return to their communities in

the north they are often in crisis in a very short time and possibly living on the street due to the lack of a safe and sober place to live.

The Society wants to have the first second-stage treatment facility in northwest BC. They would like to have a 10 to 12 bed facility with programming that acknowledges Indigenous culture. The program will be focused on offering services primarily to Indigenous women. Now that the shelters are low-barrier, where people can access the shelter when they are intoxicated, there are more problems for people who are trying to maintain their sobriety. In this proposed facility, should residents have a relapse they will be asked to leave. The facility will have counsellors to address the underlying trauma that is the foundation of addictions.

Recovery beds may cost money, but hospital beds cost more. The social costs of addictions and the costs of getting people off the street also need to be considered. As women gain stability they will be able to return to the workforce, school and be reunited with their families.

Ms. Wright and Mr. Stensgaard hope to stop the intergenerational effects of addiction. They would like a letter of support from the City to assist them with obtaining funding.

Mr. Stensgaard described the importance of this opportunity to stop intergenerational trauma. Their program will include wellbriety. Wellbriety incorporates the 12 step program from Alcoholic Anonymous with Indigenous wellness traditions. Children are traumatized vicariously through the trauma they witness in their families. Regaining identity is important to stop that vicarious trauma.

The recovery house would be available for the entire northwest. There are only four similar second-stage treatment centres in the north and none are in the northwest. The low barrier model of shelters does not support people who wish to regain their sobriety.

The Society will be applying for a Four Rivers Co-op Grant and a Terrace Community Foundation grant.

Mayor Leclerc thanked Ms. Wright and Mr. Stensgaard for their presentation and advised that the matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (See Resolution No. 411).

MINUTES:

***Regular Council Minutes,
September 9, 2019***

(No. 408)

MOVED/SECONDED that the Regular Council Minutes of September 9, 2019 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:

Chad Gerow, Kitselas First Nation – Request for Letter of Support for BC First Nations Community Security Project

This item was struck from the Agenda.

***BC Seniors' Advocate –
Isobel Mackenzie***

MOVED/SECONDED that the presentation from the BC Seniors' Advocate be received for information.

(No. 409)

Carried Unanimously.

Denise Cook, Susan Medville, and Berdine Jonker, Heritage Conservation Plan Consulting Team – Heritage Conservation Plan Process Update

MOVED/SECONDED that the Heritage Conservation Plan Process update be received for information.

Carried Unanimously.

(No. 410)

Valerie Wright and Blaine Stensgaard – Northern Women’s Recovery House Society

MOVED/SECONDED that the City provide a letter of support for the Northern Women’s Recovery House Society.

Carried Unanimously.

(No. 411)

CONVENE INTO COMMITTEE OF THE WHOLE:

MOVED/SECONDED that the October 15, 2019 Regular Council Meeting convene into Committee of the Whole.

(No. 412)

Carried Unanimously.

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

The following item was discussed at the October 15, 2019 Finance, Personnel and Administration Component of the Committee of the Whole:

➤ **October 15, 2019**

**1. 2020-2023 PERMISSIVE TAX EXEMPTION BYLAW,
2010-2019 PERMISSIVE TAX EXEMPTION BYLAW**

**Committee of the Whole
Development Services
Component**

The following items were discussed at the October 15, 2019 Development Services Component of the Committee of the Whole:

➤ **October 15, 2019**

**1. OCP AND ZONING AMENDMENTS GEMEINHARDT
(5136 MCCONNELL AVENUE)**

**2. DEVELOPMENT VARIANCE PERMIT NO. 11-2019 –
MARCHILDON (48-3614 KALUM STREET)**

**3. DEVELOPMENT PERMIT NO. 15-2019 – N.C.
PROPERTIES INC. (4645 GRAHAM AVENUE)**

**4. DEVELOPMENT PERMIT NO. 16-2019 – TERRACE
STEEL WORKS LTD. (22 KALUM LAKE ROAD)**

COMMITTEE REPORTS:

It was recommended that the Committee now rise and report.

**Committee of the Whole
Finance, Personnel &
Administration Component**
➤ **October 15, 2019**

(No. 413)

MOVED/SECONDED that the October 15, 1029 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,
2020-2029 PERMISSIVE TAX EXEMPTION BYLAW**

It was recommended that the four-year and ten-year permissive tax exemption bylaws proceed to Council for consideration.

Carried Unanimously.

**Committee of the Whole
Development Services
Component**
➤ **October 15, 2019**

(No. 414)

MOVED/SECONDED that the October 15, 2019 Development Services Component of the Committee of the Whole verbal report be adopted with the following recommendations:

**1. OCP AND ZONING AMENDMENTS GEMEINHARDT
(5136 MCCONNELL AVENUE)**

It was recommended that the bylaw to amend Official Community Plan Bylaw No. 2142-2018 by amending Schedule B – Future Land Use to change the land use designation from Rural Residential to Neighbourhood Residential for the property legally described as Lot B, District Lot 980, Range 5, Coast District, Plan PRP13621 (5136 McConnell Avenue) and further amend Schedule B – Future Land Use by having the property legally described as Lot B, District Lot 980, Range 5, Coast District, Plan PRP13621 (5136 McConnell Avenue) to be included within the Urban Containment Boundary proceed to Council for consideration.

It was also recommended that the bylaw to amend Zoning Bylaw No. 2069-2014 by changing the zoning designation from RS1 – Rural Suburban Residential to R1 – Single Detached Residential for the property legal described as Lot B, District Lot 980, Range 5, Coast District, Plan PRP13621 (5136 McConnell Avenue) proceed to Council for consideration.

2. DEVELOPMENT VARIANCE PERMIT NO. 11-2019 – MARCHILDON (48-3614 KALUM STREET)

It was recommended that the City issue Development Variance Permit No. 11-2019 for the property located at 48-3614 Kalum Street (Lot 4, District Lot 838, Range 5, Coast District, Plan 1105, Except Plans 4265 and EPP23545), including the following variances:

- *To vary Section 6.7.b of Manufactured Home Park Bylaw No. 2099-2016 and amendments thereto to increase the maximum floor area permitted for an accessory structure from 9.3m² to 15.6m².*
- *To vary Section 6.7.c of Manufactured Home Park Bylaw No. 2099-2016 and amendments thereto to reduce the minimum setback required between an accessory structure and a manufactured home (mobile) from 0.6 m to 0.3 m.*

3. DEVELOPMENT PERMIT NO. 15-2019 – N.C. PROPERTIES INC. (4645 GRAHAM AVENUE)

It was recommended that Development Permit No. 15-2019 be issued to N.C. Properties Inc. for the property legally described as Lot B, District Lot 360, Range 5, Coast District, Plan EPP79448 (4645 Graham Avenue) to permit the development and construction of Phase A, consisting of 12 dwelling units in a single-detached and semi-detached dwellings, of a four phase strata subdivision.

4. DEVELOPMENT PERMIT NO. 16-2019 – TERRACE STEEL WORKS LTD. (22 KALUM LAKE ROAD)

It was recommended that Development Permit No. 15-2019 be issued to Terrace Steel Works Ltd. for the property legally described as Lot 1, District Lot 362, Range 5, Coast District, Plan 8897 (22 Kalum Lake Road) to permit the construction of a new accessory structure, including the following variance:

- *To vary Section 12.4.3.6.c of Zoning Bylaw 2069-2014 and amendments thereto to increase the maximum permitted height of an accessory structure from 6.4 metres to 7.2 metres.*

Carried Unanimously.

Committee of the Whole
➤ ***September 9, 2019***

(No. 415)

MOVED/SECONDED that the September 9, 2019 Committee of the Whole report be adopted with the following recommendation:

1. CHILDCARE BC FUNDING PROGRAMS

There were no recommendations.

Carried Unanimously.

Committee of the Whole
Finance, Personnel &
Administration Component
➤ ***September 9, 2019***

(No. 416)

MOVED/SECONDED that the Finance, Personnel, and Administration Component of the September 9, 2019 Committee of the Whole report be adopted with the following recommendations:

1. TERRACE & DISTRICT AQUATIC CENTRE RENEWAL PROJECT

It was recommended that Council reallocate \$75,000 from the City of Terrace General Surplus to the Leisure Services Pool Extras general ledger and \$25,000 from the Leisure Services Pool Vestibule general ledger to Leisure Services Pool Extras general ledger to complete additional works required for completion of the Terrace & District Aquatic Centre Renewal Project.

2. COLUMBARIUM

It was recommended that Council reallocate \$28,000 from the City of Terrace general surplus for the purchase and installation of a 48 niche columbarium.

Carried Unanimously.

Committee of the Whole
➤ **September 11, 2019**

(No. 417)

MOVED/SECONDED that the September 11, 2019 Committee of the Whole report be adopted with the following recommendation:

1. TERRACE TRANSIT REVIEW

There were no recommendations.

Carried Unanimously.

Committee of the Whole
➤ **October 9, 2019**

(No. 418)

MOVED/SECONDED that the October 9, 2019 Committee of the Whole report be adopted with the following recommendation:

1. VITAL SIGNS PROGRAM

It was recommended that Administration provide assistance to support the Terrace Community Foundation's Vital Signs initiative.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole
Development Services
Component
➤ **September 9, 2019**

(No. 419)

MOVED/SECONDED that the September 9, 2019 Development Services Component of the Committee of the Whole report be received for information.

Carried Unanimously

SPECIAL REPORTS:

Memo – Chief Administrative Officer, Federal/Provincial Government Investment in Terrace

(No. 420)

MOVED/SECONDED that Council send a letter to the Federal Ministry of Transport; Provincial Ministry of Transportation and Infrastructure; our Federal MP (once elected); Ellis Ross, MLA for Skeena; the Prince Rupert Port Authority; and CN Rail to relay our concerns with continued investment in the expansion of the Port of Prince Rupert without a commitment for the construction of a second grade separation in the City of Terrace to mitigate the impact of increased rail traffic through our community; and

That Council direct Administration to plan a trip to Ottawa to meet directly with relevant Federal ministries to request Federal assistance to address impacts to the City of Terrace from both the continued expansion of the Port of Prince Rupert and the LNG Canada project now underway in Kitimat.

Carried Unanimously.

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

MOVED/SECONDED that the Northwest BC Resource Benefits Alliance Update be received for information.

Carried Unanimously.

(No. 421)

Memo – Corporate Administrator, Report on the September 3, 2019 Public Input Opportunity on Homelessness and Related Issues

MOVED/SECONDED that the report on the September 3, 2019 Public Input Opportunity on Homelessness be received for information.

Carried Unanimously.

(No. 422)

Memo – Director of Development Services, Downtown Revitalization Tax Exemption Application 01-2019 for 4529 Greig Avenue

MOVED/SECONDED that the City of Terrace enter into a Revitalization Tax Agreement and issue a Revitalization Tax Exemption Certificate, under the provision of the Downtown Revitalization Tax Exemption Bylaw No. 2051-2014, and amendments thereto, to Progressive Ventures Ltd., owner of 4529 Greig Avenue, to provide a tax exemption on the value of the improvements made to this parcel for the years including 2020 through 2024.

Carried Unanimously.

(No. 423)

Memo – Director of Development Services, Amendment to Ticket Information Utilization Bylaw No. 1827-2005

MOVED/SECONDED that the City of Terrace consider 1st, 2nd, and 3^d Reading of a Bylaw to amend the Ticket Information Utilization Bylaw No. 1827-2005.

Carried Unanimously.

(No. 424)

RECESS & RECONVENE

A recess was called at 9:35 p.m. and the meeting reconvened at 9:40 p.m. Councillor Cordeiro left the meeting at this time.

**Memo – City Planner,
Planning Fees Amendment
Bylaw**

MOVED/SECONDED that the City of Terrace consider the 1st, 2nd, and 3rd Readings of a bylaw to amend “Planning Fees Bylaw No. 2058-2014, and amendments thereto”.

(No. 425)

Carried Unanimously.

**Memo – Director of
Development Services,
Approval to Travel – Housing
Committee Member
Attendance at the Housing
Central Conference**

MOVED/SECONDED that Council allocate \$2,040 from the Council Unbudgeted Travel 2019 budget to send one member of the Housing Committee to attend the “Housing Central” conference in Vancouver taking place November 17 – 19, 2019.

(No. 426)

Carried Unanimously.

**Memo – Fire Chief, 2020
Community Resiliency
Investment Program –
FireSmart Community
Funding and Support
Program**

MOVED/SECONDED that Council support for an application to be submitted to the 2020 Community Resiliency Investment Program – FireSmart Community Funding and Supports Program.

(No. 427)

Carried Unanimously.

**Memo – Fire Chief, 2019
Third Quarter Fire
Department Report**

MOVED/SECONDED that the 2019 Third Quarter Fire Department Report be received.

(No. 428)

Carried Unanimously.

**Memo – Building Inspector,
August 2019 Building
Synopsis**

MOVED/SECONDED that the August 2019 Building Synopsis be received.

(No. 429)

Carried Unanimously.

**Memo – Building Inspector,
September 2019 Building
Synopsis**

MOVED/SECONDED that the September 2019 Building Synopsis be received.

(No. 430)

Carried Unanimously.

**Housing Committee Minutes,
June 25, 2019**

MOVED/SECONDED that the June 25, 2019 Housing Committee Minutes be received.

(No. 431)

Carried Unanimously.

**Housing Committee Minutes,
September 17, 2019**

MOVED/SECONDED that the September 17, 2019 Housing Committee Minutes be received.

(No. 432)

Carried Unanimously.

BYLAWS:

**Official Community Plan
Amendment (5136
McConnell Avenue) Bylaw,
Project No. ADP-02-1920
(First and Second Reading)**

MOVED/SECONDED that Official Community Plan Amendment Bylaw (5136 McConnell Avenue), Project No. ADP-02-1920 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 433)

**Zoning Amendment (5136
McConnell Avenue) Bylaw,
Project No. ADP-02-1921
(First and Second Reading)**

MOVED/SECONDED that Zoning Amendment Bylaw (5136 McConnell Avenue), Project No. ADP-02-1921 be read by title only and passed in its first and second reading.

Carried Unanimously.

(No. 434)

**2020 Tax Exemption Bylaw,
Project No. ADP-02-1922
(First, Second and Third
Reading)**

MOVED/SECONDED that 2020 Tax Exemption Bylaw, Project No. ADP-02-1922 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

(No. 435)

**2020 – 2029 Tax Exemption
Bylaw, Project No. ADP-02-
1923
(First, Second and Third
Reading)**

MOVED/SECONDED that 2020-2029 Tax Exemption Bylaw, Project No. ADP-02-1923 be read by title only and passed in its first, second, and third reading.

Carried Unanimously.

(No. 436)

***Ticket Information Utilization
Amendment Bylaw, Project
No. ADP-02-1924
(First, Second and Third
Reading)***

(No. 437)

***Planning Fees Amendment
Bylaw, Project No. ADP-02-
1925
(First, Second and Third
Reading)***

(No. 438)

**NEW BUSINESS FROM
COUNCIL:**

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

*There was no report on the Regional District of
Kitimat-Stikine.*

Seniors Issues

*Councillor Downie suggested a Committee of the
Whole meeting be arranged to discuss seniors' issues
in Terrace and how to advocate effectively on behalf
of seniors.*

**REPORTS ON COUNCIL
ACTIVITIES:**

Councillor Christiansen

*Councillor Christiansen reported on the Rethinking
Forestry Forum.*

Councillor Downie

*Councillor Downie also reported on the Rethinking
Forestry Forum.*

Councillor Ramsay

*Councillor Ramsay also reported on the Rethinking
Forestry Forum. He reported on the Cedars housing
project.*

Mayor Leclerc

*Mayor Leclerc reported on the Rethinking Forestry
Forum. She also reported on a meeting with the new
General Manager from Telus. She attended the Donor
Appreciation Night for the REM Lee Theatre.*

Councillor Bujtas

*Councillor Bujtas reported on the Union of BC
Municipalities Annual Convention. He also reported
on an event hosted by the Port of Prince Rupert.*

Carried Unanimously.

Carried Unanimously.

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 or from the Audience.

ADJOURNMENT

MOVED/SECONDED that the September 9, 2019 Regular Meeting of Council be now adjourned.

(No. 439)

Carried Unanimously.

The meeting adjourned at 10:20 p.m.

CERTIFIED CORRECT:

Mayor

Clerk