



## Minutes

The meeting of the APC was held on Thursday April 22, 2021 by video conference (due to Covid-19), commencing at 5:00pm.<sup>1</sup>

- PRESENT:** Adam Perry, Chair  
Gerry Leibel, Vice-Chair  
Emanuel DeMelo, Member  
Mike Langegger, Member  
Councillor Goffinet, Council Representative, Non-Voting
- ABSENT:** Councillor Empinado, Council Representative, Non-Voting  
Karen Jonkman, School Board Representative, Non-Voting  
Raymond Raj, School Board Representative, Non-Voting
- GUESTS:** Dr. Howard Mills – applicant KitiMed  
Randy Ludwar - KitiMed  
Ilian Kirimidhtchiev - KitiMed  
Doug Thomson – Kitimat Housing Society – Dementia Cottage  
Charlie Maddison – Bonnie Maddison Architects - Dementia Cottage  
Nick Markowsky – applicant Two Peaks Brewery  
Brandon Highton – applicant Two Peaks Brewery
- STAFF:** Angie Lucas, Director of Planning  
Colin Brown, Planner  
Krystan Hogan, Planner  
Danielle Luckey, Planning Clerk

**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

G.Leibel / A.Perry: THAT the agenda be approved as presented.

**CARRIED**

**3. APPROVAL OF MINUTES**

Leibel / Perry: THAT the minutes of the meeting held March 16, 2021 be

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approved as presented.

**CARRIED**

**4. ELECTION OF CHAIR AND VICE-CHAIR**

DeMelo /Langegger: THAT the APC elect Adam Perry as Chair

**CARRIED**

Langegger / DeMelow: THAT the APC elect Gerry Leibel as Vice - Chair

**CARRIED**

**5. REFERRALS FROM COUNCIL**

**(a) Development Permit – Two Peaks Brewery, 578 Mountainview Square**

THAT the Advisory Planning Commission receive “Development Permit – Two Peaks Brewery, 578 Mountainview Square report dated 14 April 2021.

**CARRIED**

**DISCUSSION**

- Applicants, Nick Markowsky and Brandon Highton, were present and provided an overview on their application
  - Talking to the development permit portion of the application, to build a pre engineered mostly cladded single slope building with patio intention to run a nano brewery and tasting room.
  - Applicant noted that the operating hours of the business and patio – not anticipating a loud establishment. Hours do not run late into the evening.
- Commission discussion
  - Concern with location of the Northern Health, Mental Health Day Centre
  - Would like to see the establishment be accessible to those with restrictions
  - OCP makes note to business exhaustion
    - Applicant explained that it will be steam, gas fired appliances will be direct vent, internal chamber. No large amount of exhaust, general heating.
  - Look at the theme of the new building, lots of new projects all have different theme would like consistent form.
- Staff Comments
  - Design Guidelines are from 1994, are current and what is being followed. The process of updating is in progress and but what is provided cannot be enforced.

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Langegger / Perry:

THAT the Advisory Planning Commission recommend that Council approve the application for a Development Permit for Two Peaks Brewery at 578 Mountainview Square

AND THAT the Advisory Planning Commission recommend that Council request the applicant consult with Northern Health – Mental Health Day Centre.

**CARRIED**

**(b) Development Permit – Dementia Cottage, 100 Loganberry Street**

THAT the Advisory Planning Commission receive “Development Permit – 100 Loganberry Street, Dementia Cottage” report dated 14 April 2021.

**CARRIED**

**DISCUSSION**

- Applicants, Charlie Maddison, from Bonnie Maddison Architects and Doug Thomson from Kitimat Housing Society, were present and provided an overview on their application
  - Essentially a large house with 10 bedrooms for persons needing dementia care. Partnership with BC Housing, Northern Health and Kitimat Housing Society. Kitimat Housing Society will operate the project when complete. Supported operating funds from Northern Health and Kitimat Housing Society
  - Civeo donated that 12 acres, only 2 acres will be used for the facility. A full team of consultants working on this project.
  - Big residential home not an institution style.
  - Thomson - long time project, fills gap within community. Generally 3-5 beds occupy acute care in hospital where they can occupy our bed. This is a pilot project in Northern Health, focus on quality health.
  - Between Kitimat and Kitamaat Village approximately 61 persons suffer from Dementia.
- Commission discussion
  - Filling of beds at facility, does priority go to local residents
    - Northern Health will determine who occupies rooms.
  - Subdivision concern
- Staff Comments
  - Subdivision issues will be rectified, large parcel with intention to only use a

small portion. Working through our approving officer now, reviewing road access, and water. As parcels divide, it will still comply with zoning.

Leibel / DeMelo:

THAT the Advisory Planning Commission recommend that Council approve the application for a Development Permit for Dementia Cottage at 100 Loganberry Street.

**CARRIED**

**(c) Development Permit – KitiMed, 676 Mountainview Square**

THAT the Advisory Planning Commission receive “Development Permit – 676 Mountainview Square, KitiMed” report dated 14 April 2021.

**CARRIED**

**DISCUSSION**

- Applicants, Dr. Howard Mills, Randy Ludwar- Construction Advisor, Ilian Kirimidtchiev - Chief Architect, were present and provided an overview on their application
  - Bring fractured medical system together under one roof across from hospital. Lots of services that could be used in one building. Currently have twenty services that would like to be in the building
  - Extremely helpful having the Downtown Design created over the last few months, and OCP; we have been able to design a building that fits in the guidelines and updated the downtown.
  - Ilian have incorporated the comments received from the DOK
  - Randy speciality is modulization of buildings. Not looking to work 24 months on site, build off-site and assemble quickly.
  - Second and third floor states residential – in a previous presentation it was noted the Aging population was noted. These apartments are for independent living, smaller spaces, close to medical needs, keep out of some of the northern health facilities.
  - Downtown revitalization goes with keeping downtown vital, even after hours.
  
- Affordable Housing
  - Small sized apartments, 54-55 square metres. Need and demand for elder people.
    - Proximity to medical professionals.
    - Keep downtown vital
  - How affordable for residents? Short or long term residence?

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- Majority for long term, proximity to hospital keeps persons out of other long term care facilities.
    - Rental cost affordability- Randy currently completing a rental analysis in Kitimat and looking to be in affordable range, also obtaining an analysis on the commercial side, want to be competitive.
  - Age range for residents
    - Dr. Mills would like a wide range of occupants. Looked at various groups wanting to occupy the building.
- Commission discussion
  - Concern with office space in within the community will become vacant and run down. What's going to happen to the buildings
    - Bring industry with comfortable and modern facilities.
  - Is there a set mix of medical practitioners going into the facility, Dr. Mills confirmed currently 30 practitioners would like to be in the building.
  - Looking at the drawings how to you separate the apartments and medical services?
    - Medical services will be on main floor with residential above.

Leibel / Perry:

THAT the Advisory Planning Commission recommend that Council approve the application for a Development Permit for KitiMed at 676 Mountainview Square.

**CARRIED**

**(d) Development Variance Permit – 121 Liard Street**

THAT the Advisory Planning Commission receive the “Development Variance Permit Application for 121 Liard Street” report, dated 20 April 2021.

**CARRIED**

**DISCUSSION**

- Staff provided an overview of the application

Leibel / Perry:

THAT the Advisory Planning Commission recommend that Council support the application for a Development Variance Permit for 121 Liard Street as presented.

**6. NEW BUSINESS**

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**Bylaw 1993, 2021**

- Director of Planning presented an overview the updated Bylaw.

**APC Policy Document**

- Director of Planning items arose came up within the edits of the Bylaw.  
Staff to create and share with Commission.

**Vacant Building**

Leibel/

THAT the Advisory Planning Commission recommend that Council consider an action plan to address vacant buildings in future for all of Kitimat.

**7. NEXT REGULAR MEETING**

Thursday May 27 at 5:00pm (pending any referrals from Council).

**8. TERMINATION:**

DeMelo / Langegger: THAT the meeting terminate.

Time: 6:33pm

Certified Correct:

Confirmed:

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Chair

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Director of Planning