



MINUTES OF DISTRICT OF KITIMAT
COMMITTEE OF THE WHOLE MEETING
MEETING HELD IN THE COUNCIL CHAMBERS,
606 MOUNTAINVIEW SQUARE, ON MONDAY, FEBRUARY 24, 2020 AT 7:00 PM

Present: Mayor P. Germuth
Councillors E. Empinado, M. Feldhoff,
R. Goffinet, T. Marleau, M. Zielinski
Absent: Councillor L. Gibson
Present: Staff W. Waycheshen, Chief Administrative Officer
G. Sewell, Director of Community Planning
A. Ramos-Espinoza, Director of Engineering Services
M. Gould, Director of Leisure Services
E. Anderson, Director of Corporate Administration
K. Enders, Deputy Director of Corporate Administration
J. Marsh, Communications Officer

1. Call to Order

2. Public Input / Questions on Agenda Items

Attaea Wagner provided input on the application for approval of strata plan at 1425 Nalabila Boulevard. Attaea Wagner answered questions from Council.

3. Media Inquiries - For Clarification Only

4. Call for New Business / Adoption of the Agenda

Moved and seconded,

"THAT the Committee of the Whole Agenda for February 24, 2020 be adopted as circulated

Motion Carried Unanimously
Motion: C20-001

5. Hirsch Creek Golf & Winter Club Financial Statements

Winston Michell, General Manager and Derek de Goeij, President, Hirsch Creek Golf & Winter Club Board of Directors made a presentation regarding the 2019 financial statements for the Hirsch Creek Golf & Winter Club.

Winston Michell and Derek de Goeji then answered questions from Council.

Moved and seconded,

"THAT the Hirsch Creek Golf and Winter Club Financial Statements dated September 30, 2019 be received."

Motion Carried Unanimously
Motion: C20-002
Hirsch Creek Financial Statements

Public Input / Questions on Agenda Items

Phillip Cheung representing IAG Enterprises and Grant O’Conner, Property Manager provided comments regarding the application for approval of Strata Plan at 1425 Nalabila Boulevard.

Mr. Cheung and Mr. O’Conner then answered questions from Council.

6. Application for Approval of Strata Plan, 1425 Nalabila Boulevard

Moved and seconded,

“THAT application to convert an existing rental townhouse complex at 1425 Nalabila Boulevard from market rental to strata-title ownership is received for consideration;

THAT strata plan will be in abeyance until a building professional-architect, code compliance specialist or engineer-certified to practice in BC has stated in writing that:

- a. Each residential unit has a life expectancy of 35 years or more;*
- b. R3-A Multi-Family Zone requirements established in the Kitimat Municipal Code are met, exceeded or approved by Development Variance Permit;*
- c. Outstanding items noted in (i) Building Condition Assessment, prepared by Krahn Group, dated 21 November 2019 and numbered 190413; and (ii) a pending Building Inspector’s report regarding BC Building Code compliance; are complete;*

THAT tenants at 1425 Nalabila Boulevard are provided with an opportunity to comment on strata application; AND

THAT Corporate Officer is confirmed as authorized signatory for Kitimat Council.”

Moved and seconded,

“THAT the application for approval of Strata Plan at 1425 Nalabila Boulevard be tabled pending a tenant relocation plan being provided.”

Motion Carried Unanimously

Motion: C20-003

1425 Nalabila Strata Application

7. Zoning Amendment, SwissReal – Haisla Hill

Moved and seconded,

“THAT the Zoning Amendment application by SwissReal to support commercial development in Haisla Hill area be tabled.”

Motion Carried Unanimously

Motion: C20-004

Zoning Amendment Haisla Hill

8. Zoning Amendment – SwissReal, Imatra Heights

Moved and seconded,

“THAT the Official Community Plan and Zoning Amendment application by SwissReal to support residential development in Imatra Heights area be tabled.”

Motion Carried Unanimously
Motion: C20-005
Zoning Amendment Imatra Heights

9. Community Emergency Preparedness Fund (CEPF)

Moved and seconded,

“THAT the District of Kitimat supports the application to the 2020 UBCM-Community Emergency Preparedness Fund for continued upgrades to the emergency operations center.

AND THAT the District of Kitimat will be responsible for the overall management of any grant funding received from the Community Emergency Preparedness Fund.”

Motion Carried Unanimously
Motion: C20-006
CEPF Grant Application

10. Adjournment

Moved and seconded,

“THAT this meeting adjourn.”

Motion Carried Unanimously

The meeting adjourned at 7:50 p.m.

CERTIFIED TRUE AND CORRECT

Mayor

Corporate Officer