



MINUTES OF THE REGULAR MEETING OF COUNCIL

May 9, 2022

6:00 pm

Council Chambers of City Hall

1100 Patricia Boulevard, Prince George, BC

PRESENT: Mayor Lyn Hall
Councillor Frank Everitt
Councillor Garth Frizzell
Councillor Murry Krause
Councillor Terri McConnachie
Councillor Cori Ramsay <via Zoom>
Councillor Kyle Sampson
Councillor Susan Scott
Councillor Brian Skakun

IN ATTENDANCE: Mr. Walter Babicz, City Manager
Ms. Deanna Wasnik, Director of Planning and Development
Mr. Kris Dalio, Director of Finance
Mr. Blake McIntosh, Director of Civic Operations
Mr. Adam Davey, Director of Public Safety
Mr. Andy Beesley, Director of Recreation and Events
Ms. Maureen Connelly, Corporate Officer/Manager of Legislative Services

A. ADOPTION OF THE AMENDED AGENDA

Moved By Councillor Scott

Seconded By Councillor Krause

That the agenda for the regular Council meeting scheduled for May 9, 2022 be amended by adding one (1) item of correspondence to agenda item D.12, and that the agenda, BE ADOPTED AS AMENDED.

Carried Unanimously

B. MINUTES

B.1 Adoption of Minutes – April 25, 2022

Moved By Councillor Skakun

Seconded By Councillor Scott

That the attached minutes of the Regular Council Meeting held April 25, 2022, BE ADOPTED as read on this day and that such minutes as read set out all of the business before Council at that meeting and fully and properly record all of the resolutions and bylaws passed and adopted by Council at that meeting.

Carried Unanimously

C. CONSENT AGENDA (FOR INFORMATION)

Councillor Frizzell requested further consideration of Consent Agenda item C.3.

C.1 2022 Q1 Consulting Report

C.2 2022 Q1 Delegated Authority Report

Discussion commenced.

C.3 Monthly Building Permit and Development Permit Summary (March 2022 and April 2022)

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

Moved By Councillor Frizzell

Seconded By Councillor Everitt

That Council RECEIVES FOR INFORMATION Consent Agenda items C.1 to C.3.

Carried Unanimously

D. REPORTS

CITY MANAGER – WALTER BABICZ

D.1 Proposed Naming Rights Agreement for New Downtown Leisure Pool

Councillor Skakun declared a non-pecuniary conflict of interest due to his employment with Canadian Forest Products Ltd. (Canfor) and exited Council Chambers at 6:04 p.m.

Discussion commenced and W. Babicz, City Manager, responded to questions of Council.

Moved By Councillor Scott

Seconded By Councillor Sampson

That Council APPROVES and AUTHORIZES the City Manager to sign the proposed draft Naming Rights Agreement with Canadian Forest Products Ltd. regarding the new downtown leisure pool, as attached to the Staff Report to Council from the City Manager dated May 3, 2022 titled “Proposed Naming Rights Agreement for the new Downtown Leisure Pool.”

Carried Unanimously

Councillor Skakun returned to Council Chambers at 6:09 p.m.

DIRECTOR OF RECREATION AND EVENTS – ANDY BEESLEY

D.2 New Downtown Pool Operations

Discussion commenced A. Beesley, Director of Recreation and Events, and K. Dalio, Director of Finance, responded to questions of Council.

Moved By Councillor Sampson

Seconded By Councillor Everitt

That Council RECEIVES FOR INFORMATION the report dated May 9, 2022 from the Director of Recreation and Events titled "New Downtown Pool Operations."

Carried Unanimously

DIRECTOR OF CIVIC OPERATIONS – BLAKE MCINTOSH

D.3 Downtown Pool Project Update - May 2022

Discussion commenced. B. McIntosh, Director of Civic Operations, K. Dalio, Director of Finance, W. Babicz, City Manager, L. Hanson, Manager of Project Delivery, M. Connelly, Manager of Legislative Services, responded to questions of Council.

Moved By Councillor Sampson

Seconded By Councillor Skakun

That Council APPROVES a budget amendment to the Four Seasons Leisure Pool Replacement Project budget with an addition of \$1,176,000 in expenses to be funded by MFA Debt Proceeds under the previously approved "Four Seasons Leisure Pool Replacement Loan Authorization Bylaw No. 8888, 2017."

Defeated

Mayor Hall, Councillors Everitt, Frizzell, Krause, McConnachie, and Scott opposed.

Moved By Councillor Everitt

Seconded By Councillor Krause

That Council APPROVES a budget amendment to the Four Seasons Leisure Pool Replacement Project budget with an addition of \$2,876,000 in expenses to be funded by MFA Debt Proceeds under the previously approved "Four Seasons Leisure Pool Replacement Loan Authorization Bylaw No. 8888, 2017."

Carried

Councillor Sampson and Councillor Skakun opposed.

D.4 CleanBC Community Fund - Grant Application - Renewable Natural Gas (RNG) Plant at Wastewater Treatment Centre (WWTC)

Discussion commenced. W. Wedel, Manager of Utilities Division and K. Dalio, Director of Finance, responded to questions of Council.

Moved By Councillor Sampson

Seconded By Councillor McConnachie

That Council APPROVES the addition of the “Renewable Natural Gas (RNG) Plant” capital project to the 2022-2026 Financial Plan with a budget of \$12,900,000, with \$9,400,000 to be funded by Grants and \$3,500,000 to be funded from the Sewer Capital Expenditure Reserve Fund as detailed in the report dated April 26, 2022 from the Director of Civic Operations titled “CleanBC Communities Fund – Grant Application – Renewable Natural Gas (RNG) Plant at Waste Water Treatment Centre (WWTC)”.

Carried Unanimously

Moved By Councillor Everitt

Seconded By Councillor Frizzell

That Council AUTHORIZES the City of Prince George to submit an application under the Investing in Canada Infrastructure Program – British Columbia - CleanBC Communities Fund, for the construction of a renewable natural gas conditioning plant as described in the report dated April 26, 2022 from the Director of Civic Operations titled “CleanBC Communities Fund – Grant Application – Renewable Natural Gas (RNG) Plant at Wastewater Treatment Centre (WWTC)”, and AUTHORIZES the Director of Civic Operations to sign any associated funding agreements should the application be successful.

Carried Unanimously

G. FORMAL PUBLIC HEARING

The Regular Council Meeting adjourned to the Formal Public Hearing at 7:11 p.m.

G.1 Land Use Contract Discharge Application No. LU000049 (Bylaw No. 9227)

Applicant: Bragg Construction Ltd. for Elizabeth and Jonathan Lawrence

Location: 6526 Monterey Road

Documents for Council's consideration regarding "Land Use Contract Discharge Application No. LU000049 (Bylaw No. 9227)" included:

- Previously submitted staff report dated March 16, 2022 from the Director of Planning and Development titled "Land Use Contract Discharge Application No. LU000049 (Bylaw No. 9227)" (Considered at the April 11, 2022 regular Council meeting);
- Location and Existing Zoning Map;
- Appendix “A” to Bylaw No. 9227;
- Exhibit “A” to LU000049;
- Land Use Contract Bylaw No. 3095, 1977 (N17871);
- Letters of Support;
- Correspondence dated May 2, 2022 from Crystal Hudyma in opposition to the application;
- Correspondence dated May 3, 2022 from Steve and Lynne Turkawski in opposition to the application;
- Correspondence dated May 2, 2022 from Glenda and Dave Gray in opposition to the application;
- Correspondence dated May 3, 2022 from John and Judy Shymanski in opposition to the application;

- Correspondence dated May 3, 2022 from Elaine Aubry in opposition to the application;
- Correspondence dated May 4, 2022 from Brian and Arlene Savage in opposition to the application;
- Correspondence dated May 4, 2022 from the Applicant in support of the application;
- Correspondence dated May 6, 2022 from Curtis and Deb Taylor in support of the application;
- Correspondence dated May 6, 2022 from Kayley and Carl Tuchlinksy in support of the application; and
- Correspondence dated May 6, 2022 from Laurier and Maria Duperron in opposition to the application.

Discussion commenced and D. Wasnik, Director of Planning and Development Responded to questions of Council.

Applicant:

The applicant was in attendance and available for questions.

Representations from Members of the Public:

Mr. Jeremy Smith, 2802 Valleyview Drive, attended Centre Table and spoke in opposition to the application noting concerns that the application is contrary to the Land Use Contract signed by homeowners at the time they purchased their property.

Discussion commenced. W. Babicz, City Manager, and D. Wasnik, Director of Planning and Development, responded to questions of Council.

Ms. Elaine Aubry, 6703 Butte Place, attended Centre Table and spoke in opposition to the application noting concerns regarding infrastructure and potential for soil contamination with overburdened septic tanks.

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

Ms. Glenda Gray, 6532 Olympia Place, attended Centre Table and spoke in opposition to the application noting concerns with traffic, parking, and increased density within the subdivision.

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

Ms. Crystal Hudyma, 2802 Valleyview Drive, attended Centre Table and spoke in opposition to the application noting concerns with the lack of infrastructure including sidewalks and the potential for increased traffic resulting from increasing property densification.

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

Mr. Claus Schlueter, 6888 Valleyview Drive, attended Centre Table and inquired on the process to build a carriage house after the provincial government has discharged all land use contracts.

D. Wasnik, Director of Planning and Development, responded to questions of Council.

Ms. Crystal Hudyma, 2802 Valleyview Drive, attended Centre Table and spoke for a second time inquiring if residents can apply to rezone the entire Valleyview subdivision to prevent future development.

D. Wasnik, Director of Planning and Development, responded to questions of Council.

Mr. Jonathan Lawrence, Applicant attended Centre Table and inquired if there is a restrictive covenant that already applies to the subject property.

D. Wasnik, Director of Planning and Development, responded to questions of Council.

Mr. Steve Turkawski, 6549 Monterey Road, attended Centre Table and clarified his written submissions stating that he initially provided correspondence in support of the application and after reviewing further details about the application regarding possible primary and secondary uses of the prevailing zone he is in opposition to the application.

Mr. Richard Reich, 7060 Valleyview Drive, attended Centre Table and spoke in opposition to the application noting concern on the impact of this application on property values and resulting property tax increases for homeowners on a fixed income.

Ms. Sheila Iwanciwski, 6836 Mesa Street, attended via telephone and spoke in opposition to the application noting concerns with the lack of sidewalks in the area and the impact of increased traffic on pedestrian safety.

Mr. Jeremy Smith, 2802 Valleyview Drive, attended Centre Table and spoke for a second time, inquiring on the zoning bylaw and impacts of current zoning on existing properties.

D. Wasnik, Director of Planning and Development and B. McIntosh, Director of Civic Operations, responded to questions of Council.

Mr. Jonathan Lawrence attended Centre Table and spoke for a second time inquiring about the process and timelines to build a carriage house after the land use contract is discharged.

D. Wasnik, Director of Planning and Development, responded to questions of Council.

Moved By Councillor Skakun

Seconded By Councillor McConnachie

That the Formal Public Hearing regarding “Land Use Contract Discharge Application No. LU000049 (Bylaw No. 9227)”, BE CLOSED.

Carried Unanimously

The Formal Public Hearing adjourned to the Regular Council Meeting at 8:13 p.m.

City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021

Discussion commenced. W. Babicz, City Manager, and B. McIntosh, Director of Civic Operations, responded to questions of Council.

Moved By Councillor Sampson

Seconded By Councillor McConnachie

That Council GIVES THIRD READING to “City of Prince George Authorization Issuance Land Use Contract No. LU 51-77, Bylaw No. 3095, 1977, Discharge Bylaw No. 9227, 2021” to discharge Land Use Contract Bylaw No. 3095, 1977, registered as Land Title Document No. N17871, as shown on Appendix “A” to Bylaw No. 9227, 2021, from the property legally described as Lot 75, District Lot 4028, Cariboo District, Plan 24401.

Carried

Councillor Skakun opposed.

Mayor Hall called a recess of the Regular Council Meeting at 8:27 p.m.

The Regular Council Meeting reconvened at 8:32 p.m.

Attendance of Council was the same as at the time the recess was called.

Attendance of Staff was the same as at the time the recess was called with the exception of W. Babicz, City Manager.

DIRECTOR OF PUBLIC SAFETY – ADAM DAVEY

D.5 Conversion of Municipal Head Jail Guard to Corporal in the RCMP Contract

Discussion commenced and A. Davey, Director of Public Safety, responded to questions of Council.

W. Babicz, City Manager entered Council Chambers at 8:34 p.m.

Moved By Councillor Sampson

Seconded By Councillor Scott

That Council APPROVES the conversion of an existing municipal employee position to a regular RCMP member position, bringing the total contracted strength from 142 to 143 members.

Carried Unanimously

DIRECTOR OF FINANCE – KRIS DALIO

D.6 Security Issue Resolution - Fall 2022 and Debt Relinquishment

Discussion commenced and K. Dalio, Director of Finance, responded to questions of Council.

Moved By Councillor Frizzell

Seconded By Councillor McConnachie

That Council APPROVES borrowing from the Municipal Finance Authority of British Columbia, as part of their 2022 fall issue \$134,980 as authorized through “Dunbar Place Sanitary Sewer Extension Local Area Service Loan Authorization Bylaw No. 8911, 2017” and that the Regional District of Fraser-Fort George be requested to consent to the borrowing over a twenty (20) year term and include the borrowing in its security issuing bylaw.

Carried Unanimously

Moved By Councillor Krause
Seconded By Councillor Everitt

That Council APPROVES the reduction of authorized debt liability under “Dunbar Place Sanitary Sewer Extension Local Area Service Loan Authorization Bylaw No. 8911, 2017” by \$27,020.

Carried Unanimously

DIRECTOR OF PLANNING AND DEVELOPMENT – DEANNA WASNIK

D.7 Rezoning Application No. RZ100700 (Bylaw No. 9236)

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

Applicant: Jacqueline Smith for Tyler Borrowman
Location: 1914 and 1920 Juniper Street

Documents for Council's consideration regarding "Rezoning Application No. RZ100700 (Bylaw No. 9236)" included:

- Previously submitted staff report dated March 31, 2022 from the Director of Planning and Development titled "Rezoning Application No. RZ100700 (Bylaw No. 9236)" (Considered at the April 25, 2022 regular Council meeting);
- Location and Existing Zoning Map; and
- Appendix "A" to Bylaw No. 9236.

City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9236, 2021

Moved By Councillor Scott
Seconded By Councillor McConnachie

That Council GIVES THIRD READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9236, 2021.”

Carried Unanimously

D.8 5438 Shellburn Road Road Closure Bylaw No. 9239, 2021

Applicant: City of Prince George
Location: 5438 Shellburn Road

Documents for Council's consideration regarding "5438 Shellburn Road Road Closure Bylaw No. 9239, 2021" included:

- Previously submitted staff report dated March 14, 2022 from the Director of Planning and Development titled "5438 Shellburn Road Road Closure Bylaw No. 9239, 2021" (Considered at the April 11, 2022 regular Council meeting);
- Appendix "A" - Proposed Road Closure;
- Exhibit "A" - Location Map; and
- Exhibit "B" - Proposed Consolidation.

City of Prince George 5438 Shellburn Road Road Closure Bylaw No. 9239, 2021

Moved By Councillor Krause
Seconded By Councillor Everitt

That Council GIVES THIRD READING to “City of Prince George 5438 Shellburn Road Road Closure Bylaw No. 9239, 2021.”

Carried Unanimously

D.9 1510 Taylor Drive Road Closure Bylaw No. 9240, 2021

Applicant: City of Prince George
Location: 1510 Taylor Drive

Documents for Council's consideration regarding "1510 Taylor Drive Road Closure Bylaw No. 9240, 2021" included:

- Previously submitted staff report dated March 23, 2022 from the Director of Planning and Development titled "1510 Taylor Drive Road Closure Bylaw No. 9240, 2021" (Considered at the April 11, 2022 regular Council meeting);
- Appendix "A" - Proposed Closure;
- Exhibit "A" - Location Map; and
- Exhibit "B" - Proposed Consolidation.

City of Prince George 1510 Taylor Drive Road Closure Bylaw No. 9240, 2021

Moved By Councillor McConnachie
Seconded By Councillor Frizzell

That Council GIVES THIRD READING to “City of Prince George 1510 Taylor Drive Road Closure Bylaw No. 9240, 2021”.

Carried Unanimously

D.10 Rezoning Application No. RZ100725 (Bylaw No. 9261)

Applicant: L&M Engineering Ltd. for North Realty Group Ltd., Inc. No. BC0875402
Location: 3961 Austin Road West

Documents for Council's consideration regarding "Rezoning Application No. RZ100725 (Bylaw No. 9261)" included:

- Previously submitted staff report dated March 30, 2022 from the Director of Planning and Development titled "Rezoning Application No. RZ100725 (Bylaw No. 9261)" (Considered at the April 25, 2022 regular Council meeting);
- Location and Existing Zoning Map; and
- Appendix "A" to Bylaw No. 9261.

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9261, 2021

Moved By Councillor McConnachie

Seconded By Councillor Everitt

That Council GIVES THIRD READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9261, 2021”.

Carried Unanimously

D.11 Rezoning Amendment Application No. RZ100737 (Bylaw No. 9278)

Applicant: Kidd Real Estate Holding Ltd., Inc. No. BC821509

Location: 7025 Kennedy Crescent

Documents for Council's consideration regarding "Rezoning Amendment Application No. RZ100737 (Bylaw No. 9278)" included:

- Previously submitted staff report dated March 28, 2022 from the Director of Planning and Development titled "Rezoning Amendment Application No. RZ100737 (Bylaw No. 9278)" (Considered at the April 25, 2022 regular Council meeting);
- Location and Existing Zoning Map;
- Appendix "A" to Bylaw No. 9278; and
- Correspondence dated April 14, 2022 from Evelyn Padalec in opposition to the application.

City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9278, 2021

Moved By Councillor Sampson

Seconded By Councillor Krause

That Council GIVES THIRD READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9278, 2021”.

Carried Unanimously

D.12 Rezoning Amendment Application No. RZ100714 (Bylaw No. 9249)

Applicant: Paramjit Jhander for Rickjit Jhander, Lakhwinder Jhander and Paramjit Jhander

Location: 5576 Leland Road

Documents for Council's consideration regarding "Rezoning Amendment Application No. RZ100714 (Bylaw No. 9249)" included:

- Staff report dated April 11, 2022 from the Director of Planning and Development titled "Rezoning Amendment Application No. RZ100714 (Bylaw No. 9249)";
- Location and Existing Zoning Map;
- Appendix “A” to Bylaw No. 9249, 2021;
- Exhibit “A” to RZ100714;
- Letters of Support;
- Supporting Documents; and

- Handout: Correspondence dated May 9, 2022 from Leone Watt, Amy Watt, Trevor Como, Justin Desmarais, Dale Watt, and Brian Webb in opposition to the application.

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9249, 2021

Moved By Councillor McConnachie

Seconded By Councillor Frizzell

That Council That Council GIVES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9249, 2021."

Carried Unanimously

D.13 Land Use Contract Discharge Application No. LU000053 (Bylaw No. 9309)

Applicant: Camille Cote

Location: 7468 Giscome Road

Documents for Council's consideration regarding "Land Use Contract Discharge Application No. LU000053 (Bylaw No. 9309)" included:

- Staff report dated April 20, 2022 from the Director of Planning and Development titled "Land Use Contract Discharge Application No. LU000053 (Bylaw No. 9309)";
- Location and Existing Zoning Map;
- Appendix "A" to Bylaw No. 9309;
- Exhibit "A" to LU000053;
- Land Use Contract Bylaw No. 2999, 1977 (Land Title Office Document No. M11116); and
- Supporting Document(s).

Discussion commenced and D. Wasnik, Director of Planning and Development, responded to questions of Council.

City of Prince George Authorization Issuance No. LU 8-77, Bylaw No. 2999, 1977, Discharge Bylaw No. 9309, 2022

Moved By Councillor McConnachie

Seconded By Councillor Krause

That Council GIVES FIRST AND SECOND READING to "City of Prince George Authorization Issuance Land Use Contract No. LU 8-77, Bylaw No. 2999, 1977, Discharge Bylaw No. 9309, 2022" to discharge Land Use Contract Bylaw No. 2999, 1977, registered as Land Title Document No. M11116, as shown on Appendix "A" to Bylaw No. 9309, 2022 from the legal title of Lot B, District Lot 635, Cariboo District, Plan 23559.

Carried Unanimously

Moved By Councillor Scott
Seconded By Councillor Everitt

That Council SETS the notification distance required in "City of Prince George Development Procedures Bylaw No. 7635, 2005" from 30 metres to the area shown on Exhibit "A" to LU000053 for the mailing of notice of the Public Hearing for "City of Prince George Authorization Issuance Land Use Contract No. LU 8-77, Bylaw No. 2999, 1977, Discharge Bylaw No. 9309, 2022".

Carried Unanimously

E. BYLAWS – FINAL READING AND ADOPTION

E.1 City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9247, 2021

Moved By Councillor Sampson
Seconded By Councillor Frizzell

That Council GRANTS FINAL READING AND ADOPTION to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9247, 2021."

Carried Unanimously

E.2 City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9268, 2021

Moved By Councillor Scott
Seconded By Councillor Skakun

That Council GRANTS FINAL READING AND ADOPTION to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9268, 2021."

Carried Unanimously

E.3 City of Prince George 5 - Year Operating and Capital Financial Plans Bylaw No. 9296, 2022

Moved By Councillor Frizzell
Seconded By Councillor Everitt

That Council GRANTS FINAL READING AND ADOPTION to "City of Prince George 5 - Year Operating and Capital Financial Plans Bylaw No. 9296, 2022."

Carried Unanimously

E.4 City of Prince George Tax Rates Bylaw No. 9297, 2022

Moved By Councillor Frizzell
Seconded By Councillor Ramsay

That Council GRANTS FINAL READING AND ADOPTION to "City of Prince George Tax Rates Bylaw No. 9297, 2022."

Carried

Councillor Sampson opposed.

F. CORRESPONDENCE

F.1 Correspondence dated May 1, 2022 from Julian Legere on behalf of Together We Stand: Representative Prince George Leadership Table

Moved By Councillor Sampson

Seconded By Councillor Scott

That Council RECEIVES FOR INFORMATION correspondence item F.1.

Carried Unanimously

H. ADJOURNMENT

Moved By Councillor Sampson

Seconded By Councillor Ramsay

That there being no further business the Regular Council Meeting, BE ADJOURNED.

Carried Unanimously

THE REGULAR MEETING OF COUNCIL ADJOURNED AT 8:50 P.M.

CHAIRPERSON

CERTIFIED CORRECT