

TOWN OF SMITHERS

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF COUNCIL HELD AT THE COUNCIL CHAMBERS, 1027 ALDOUS STREET, SMITHERS, B.C. ON WEDNESDAY, DECEMBER 1, 2010, AT 12:00 PM.

Council Present:

Cress Farrow, Mayor
Norm Adomeit, Councillor
Mark Bandstra, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Mark Allen, Director of Development Services
Alison Walker, Planner
Penny Goodacre, Recording Secretary (12:00 p.m. to 1:30 p.m.)
Janice McKay, Recording Secretary (1:30 p.m. to 1:44 p.m.).

Council Excused:

Lorne Benson, Councillor
Frank Wray, Councillor.

Staff Excused:

Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Andrew Hillaby, Directory of Recreation, Parks and Culture
Keith Stecko, Fire Chief
Wilf Taekema, Director of Work and Operations.

Invited Guest:

Bill Garner, Advisory Planning Commission.

Media Present: R. Schierer, The Interior News.

1. CALL TO ORDER

Mayor Farrow called the meeting to order (12:14 p.m.).

2. CORRESPONDENCE / REPORTS

Northrup/Bandstra

THAT the following correspondence be received:

- 2.1 Report DEV 10-118 dated November 23, 2010, from A. Walker, Planner, providing a follow-up from the October 19, 2010, Committee of the Whole Meeting (5480-01).
- 2.2 Report DEV 10-107 dated October 14, 2010, from A. Walker, Planner, regarding downtown parking (6140-20).
- 2.3 Minutes of the Committee of the Whole meeting held October 19, 2010 (Parking/Subdivision Servicing).

CARRIED UNANIMOUSLY.

Discussion:

Council agreed to the following changes to the Downtown Parking Regulations and Subdivision Servicing Bylaw, as outlined in Report DEV 10-118 from A. Walker, Planner:

1. Require all off-street parking to be developed on-site if there is room available.
2. The covenant or cash-in-lieu option is only permitted if there is no room on-site for the required parking.
3. Round the total number of required parking spaces to the nearest whole number.
4. Council to review the standard of design regarding the number of parking spaces at a future meeting.
5. Require all parking spaces and back alleys be paved, regardless of the number of spaces.
6. Require all covenanted parking spaces to be developed to Town standards.
7. Clarify and advertise that owners may release covenanted parking by the cash-in-lieu alternative.
8. Council to review the base parking requirements on gross floor area at a future meeting.
9. Consider the percentage of parking spaces allowed for small vehicles.
10. Council to review the \$5,500 cash-in-lieu fee at a future meeting.
11. Exempt C-1 and C-1A zones with alleys from having to provide an off-street loading space.
12. Council to review adjacent on-street parking credits at a future meeting.
13. Encourage bicycle parking requirements, but a bylaw amendment is not necessary.
14. Investigate the Town purchasing land to be developed for future parking as an ongoing topic for discussion.
15. Do not consider staff/employee parking areas separately from customer parking, as businesses will police themselves.
16. Council to review the different parking requirements for offices versus retail uses at a future meeting.
17. Do not install parking meters.
18. Clarify the triggers for non-conforming buildings to become conforming.
19. Do not eliminate parking regulations, as per Section 906 of the *Local Government Act*.

Council requested that Staff incorporate the changes made today and provide a Report back to Council to review at a future meeting.

3. OTHER BUSINESS / NEW BUSINESS

None.

4. ADJOURNMENT

Bandstra/

THAT the meeting be adjourned (1:44 p.m.).

CARRIED UNANIMOUSLY.

Cress Farrow
Mayor

Deborah Sargent
Chief Administrative Officer/CA

Certified a True and Correct Copy of the minutes of the Committee of the Whole meeting held Wednesday, December 1, 2010 at noon in the Council Chambers, 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator