



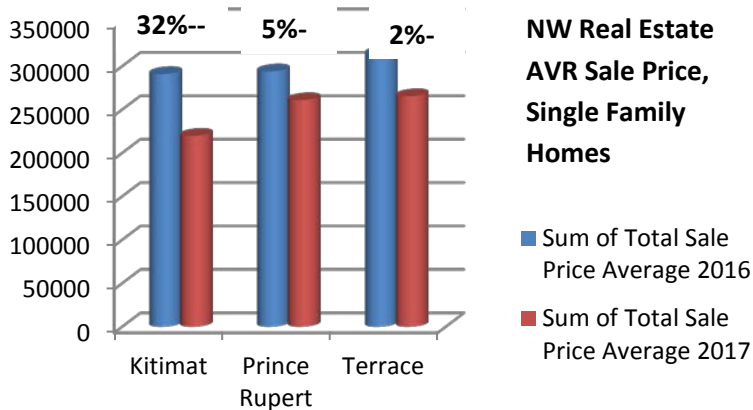
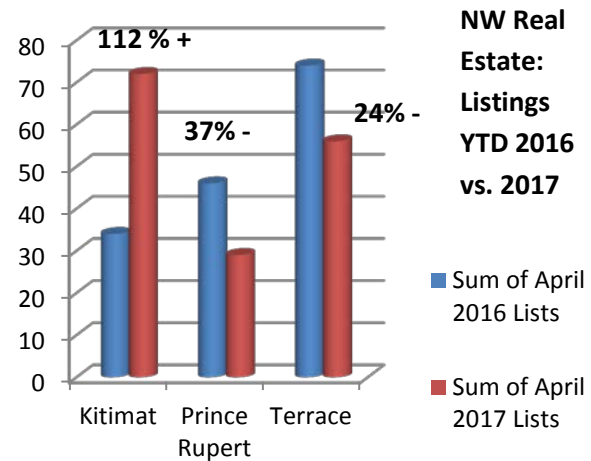
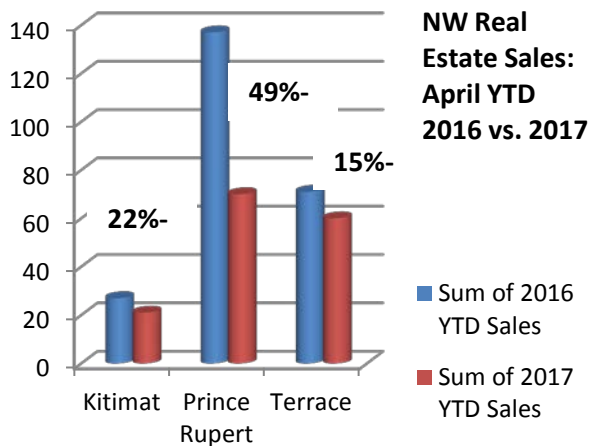
Community Update

Economic Development Indicators

June 1, 2017

Real Estate

The real estate market in Terrace is maintaining its stability and is standing up strongly compared to neighboring communities in the Northwest. Both supply and demand have concurrently dipped, maintaining a comparable average sale price for single family homes which is \$315,778 as compared to \$323,800 last year. Total real estate sales are down 18% for 2017 so far, as compared to January to April of 2016.



Source: BC Northern Real Estate Board, May 2017

Workforce

Unemployment rates for the North Coast/Nechako region are showing improvement from this time last year. The current unemployment rate (as of April 2017) is 5.4%, down from 6.5% last year. Each region in BC has seen an improvement in unemployment rates since last year with the exception of the Cariboo.

Source: Work BC, Regional Labour Market Profiles, May 2017.

Airport

Airport traffic between January and April 2017 is comparable to what it was for this time period last year. In April, 2017 the total passenger count was 8.5% higher than for April, 2016 as a result of traffic flowing to major projects in the region.

The new terminal building is currently still under construction and is expected to be completed by early 2018.

Business Licensing and Development

The total number of businesses is slightly higher now than it was at this time last year with 115 new businesses, representing overall growth of 11%. By April, 2017 53 new businesses had been licensed in 2017 by the City of Terrace. This represents an increase in new businesses of 47% from the number of new businesses seen in the same time period in 2016.

Between January and April, 2017 the total value of new construction in Terrace was \$12.65 million with several sizable projects including a \$9 million renovation and addition to our pool facility as well as substantial renovations to the college, Northern Health buildings and liquor store. The value of construction has increased nearly four times the amount from this time in 2016; without the large-scale pool renovation accounted for, the construction values have increased by 36%, indicative of healthy development and a stable construction sector.



The \$9 million pool renovation is well underway and is expected to carry on until early 2018.



**Renovations
progress at the
Terrace Aquatic
Center.**

Value of Incentives Provided or Other Topics

Downtown

In April, 2017 Terrace City Council passed a new bylaw to renew collection of a business levy for the Downtown Improvement Area. The bylaw was requested by the Terrace Downtown Improvement Area (TDIA) and would continue the funding for the BIA, which has been operating since 2011.

The bylaw will be in place for a five year term. The area of the BIA was expanded, increasing the resources available to the Terrace Downtown Improvement Area (TDIA) for business promotion and marketing activities.

Brownfields

In May, 2017 the City received a final determination from the BC Ministry of Environment that the City owned lands at Kenney Street and Keith Avenue are not contaminated. This determination is a first step towards re-developing the former log yard property. For this environmental study, various project efficiencies were found by the contractor and the final cost was only approximately 30% of the initial project budget of \$250,000.