

COUNCIL REPORT For Information Only

Date: August 4, 2026
 File: 7.2.47.1
 To: Warren Waycheshen, CAO - for Mayor and Council
 From: Ryan Beaudry, Director of Planning
 Alex Ramos-Espinoza, Director of Engineering Services
 Re: Nechako Centre Temporary Improvements
 Applicant: N/A
 Location: Nechako Centre



Recommendation:

Action: No action required; the Nechako Centre Temporary Improvements report is provided for information.

Background:

The first phase of demolition work at Nechako Centre was completed in summer 2025, including removal of the two super structures from Lots 6 and 7. The perimeter of the remaining foundations was secured with temporary fencing and concrete barriers, and disturbed areas around the foundations were revegetated with grass. The current condition of the site, post-demolition, is shown in the photos below taken summer 2026.



Lots 6 and 7 were recently consolidated into one legal parcel (Parcel A) for future mixed-use development. A Development Plan for Parcel A and the surrounding Nechako Centre site was prepared over the past year and approved by Council at the Regular Meeting on July 20, 2026 (R26-250).

The next phase of demolition - including removal of the foundations and related environmental clean-up – will be undertaken as part of future redevelopment of Parcel A based on Council's approved Development Plan. The timing of this work will depend on market conditions, development interest, funding availability and other factors.

While long-term implementation of the Nechako Centre Development Plan is underway, there is an opportunity to add short-term site improvements to Parcel A to utilize the existing foundations

and infrastructure, enhance the appearance of the area, and put the space to use. To this end, Council approved a budget for temporary improvements in 2026. Staff are now undertaking work related to implementation of temporary improvements, as outlined below.

The first step is to clean up the foundations on Parcel A so that they can be safely accessed and used by the public, allowing for the security fence to be removed. The next step is then to add temporary features to activate the space, such as seating, planter boxes, painted lines and nets for recreational activities, and others. It is envisioned that temporary improvements will remain on site until a mixed-use development proceeds on Parcel A, at which time the improvements will be repurposed.

Attachment A shows a concept design, prepared by staff in early 2026, demonstrating how the approved budget could be utilized to accommodate a mix of temporary improvements. A Request for Quotations (RFQ) will be issued to engage a contractor to implement the concept using the approved budget.

At the time of this writing, work has also commenced to reconstruct the east walkway in Nechako Centre. This project is underway concurrent with the District's ongoing Nechako Centre/Oriole Street walkway reconstruction program (see photos below).



The construction of the noted walkways will reestablish connections between the existing commercial businesses in Nechako Centre, the Parcel A redevelopment site/temporary improvements, Nechako Elementary School, neighbouring residential streets (e.g., Oriole, Plover, Mallard, etc.), and surrounding green spaces.

The east walkway reconstruction project will be complemented by the proposed temporary improvements shown in Attachment A, for example concrete barriers and temporary seating proposed to be placed along the west edge of the walkway.

Alternative Options:

1. If Council wishes to remove from the consent agenda for additional discussion or direction, the following motion is offered for Council consideration:

THAT the Nechako Centre Temporary Improvements report dated August 4, 2026, be removed from the Consent Agenda and added to New Business.

Budget Implications:

Temporary improvements at Nechako Centre are underway with approved budget from Council for 2026.

“SLT”

Director of Finance Initials

Budgeted: X

Unbudgeted:

Council Initiative/Other Relevant Plans:

Strategic Plan (2023-2026)

Priority 1 Economic Development – Continue to support revitalization of the downtown, Nechako Centre, and Crossroads Development

Joint Strategic Plan for Haisla Nation Council – District of Kitimat (2024-2029)

Not Considered

District of Kitimat and Haisla Council Friendship Agreement - gi guálap nis

Not Considered

Community Energy and Emissions Plan

Not Considered

Housing Action Plan and Needs Assessment

Not Considered

Kitimat Age-Friendly Assessment Report and Action Plan

Not Considered

Kitimat Cycle Network Plan

Section 6.3.3, No. 23 – Maintain or improve bike racks and other end of trip facilities at Nechako Center

Kitimat Poverty Reduction Strategy

Not Considered

Leisure Services Master Plan

Recommendation 5.3 – Incorporate beautification objectives and standards into relevant plans for revitalizing core areas such as City Centre, Service Centre, and Nechako Centre

Minette Bay West Concept Plan

Not Considered

Official Community Plan (and Downtown Design Guidelines)

Policy 4.1.7 - Make Kitimat more appealing to investors by encouraging a more physically attractive community

Solid Waste Action Plan

Not Considered

Water Conservation Plan

Not Considered

BC Transit Future Services Plan

Not Considered

Economic Development Strategic Plan (2023-2029)

Not Considered

Downtown Concept Plan

Not Considered

“Ryan Beaudry”

Submitted by

Ryan Beaudry, Director of Planning

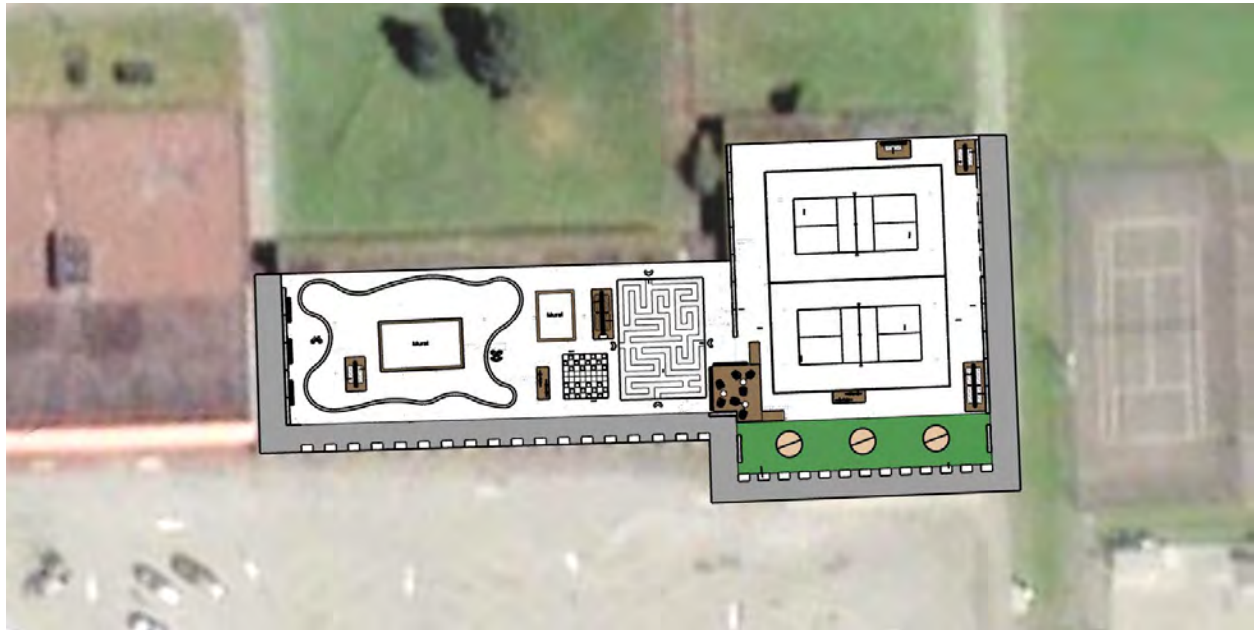
“Alex Ramos-Espinoza”

Submitted by
Alex Ramos-Espinoza, Director of Engineering Services

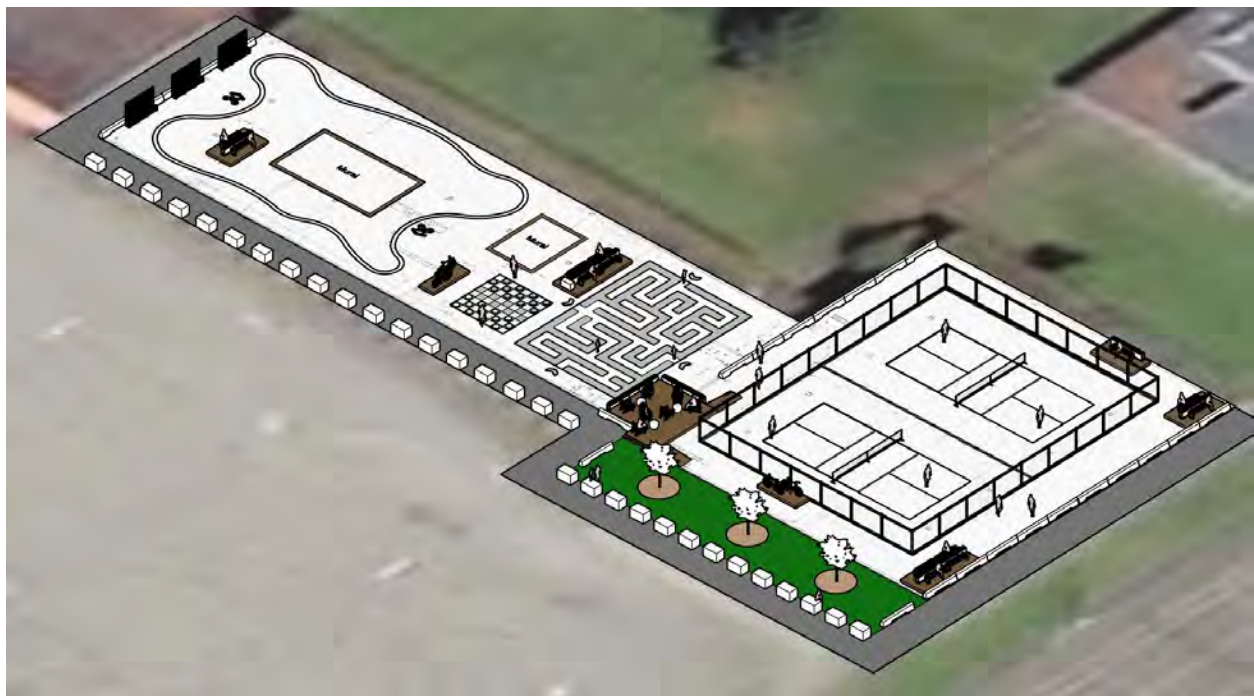
“Warren Waycheshen”
Approved for Submission
Warren Waycheshen, CAO

Attachment(s): A – Site Plan and Isometric Views of Temporary Improvements

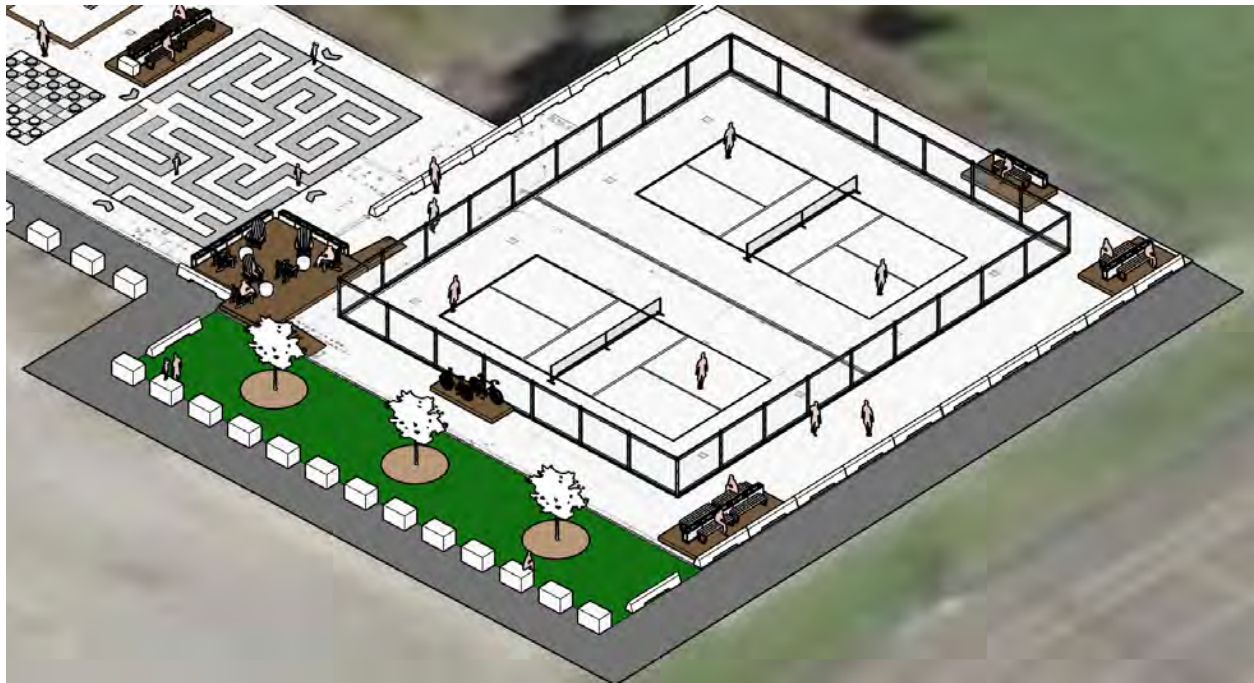
Overall Site Plan



Isometric View of Overall Site



Isometric View of East Section



Isometric View of West Section

