

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, September 9, 2008** at 7:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Mayor D.F. MacLean
Councillor J. Becker
Councillor D. Bing
Councillor D. Eisel
Councillor A. Tolchard
Councillor D. Walters, Chair

Staff J. Rudolph, Chief Administrative Officer
D. Rear, Director of Corporate Services
A. Kopystynsky, Manager of Development Services
L. Darcus, Director of Legislative Services
D. Parr, Planner
Z. Andjelic, Planning Technician
L. Kelly, Executive Assistant

The meeting was called to order at 7:00 p.m.

A. ADOPTION OF AGENDA

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT the agenda for the September 9, 2008 Council in Committee Meeting be amended by adding Item D.6 – GVWD Grant in Lieu of Taxes; AND THAT the agenda be adopted as amended.

CARRIED.

B. ADOPTION OF MINUTES

1. Minutes of the September 2, 2008 Council in Committee Meeting.

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the Minutes of the Council in Committee Meeting held on September 2, 2008, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS**1. 2009 Permissive Property Tax Exemptions. (1900-05)**

The Director of Corporate Services advised Council that the City may consider providing permissive tax exemptions for properties which meet the criteria set out in section 224 of the *Community Charter*.

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council:

A. Direct staff to prepare the appropriate public notices and bylaw to permissively exempt the following properties from 2009 property taxation:

1. Tourism Maple Ridge & Pitt Meadows Society, 12492 Harris Road
2. Calvary Chapel Ridge Meadows Church, #3 – 19040 Lougheed Highway
3. Grace Community Evangelical Free Church, 12240 Harris Road
4. Community Christ Meadow Ridge Congregation Church, 19089 Advent Road;

CARRIED.

B. Provide direction to staff regarding the permissive exemption application submitted by Meadowlands Housing Cooperative, 19032 Advent Road.

Staff was directed to modify the Permissive Tax Exemption Policy to exclude Housing Co-operatives from exemptions.

2. Bylaw No. 2395, 2008: Amendment to the Financial Plan. (1700-06)

The Director of Corporate Services said that the amendment to the 2008 Financial Plan was necessary due to the higher than expected bids for roadworks contracts and the tender for the Civic Centre; as well, Mr. Rear said it was an opportunity to adjust for variances identified in the half year budget review included in his report dated September 2, 2008.

2. **Bylaw No. 2395, 2008: Amendment to the Financial Plan. Cont'd (1700-06)**

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council grant First, Second and Third Readings to the "2008 Amended Financial Plan Bylaw No. 2395, 2008".

CARRIED.

3. **Council Indemnity Bylaw No. 2383, 2008 and Policy B25. (2510-01)**

The Director of Corporate Services said Bylaw No. 2383 and Policy B25 were brought forward to address the recommendations from the completed review by the Council Indemnity Task Force, which was accepted by Council on November 20, 2007. Mr. Rear said the Travel and Training Policy will be brought forward to the September 30, 2008 Council in Committee meeting.

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT the Committee recommends THAT Council:

- A. Grant First, Second and Third Readings to the City of Pitt Meadows Council Indemnity Bylaw No. 2383, 2008; AND
- B. Adopt Policy B25 – Education and Communication for Members of Council, as amended.

CARRIED.

4. **Establishment of Farm Home Plates and the Requirement for Agrologist Report for AG Zoned Parcels. (3900-2/08)**

The Manager of Development Services provided a PowerPoint presentation which is included as Attachment 1 and forms part of these minutes.

- A. **MOVED** by Councillor Eisel, **SECONDED** by Councillor Tolchard, THAT the Committee recommends THAT Council receive for information the report by the Director of Operations and Development Services dated September 2, 2008.

CARRIED.

4. **Establishment of Farm Home Plates and the Requirement for Agrolgist Report for AG Zoned Parcels Cont'd. (3900-2/08)**

Although Council felt there was a need for flexibility, for example, for agritourism and do not want to over-regulate, there was some concern expressed that a homeowner may finish the basement in order to have additional residential space above and beyond what would be permitted in the Farm Home Plate; as well, it was felt there was potential for abuse of full time employee housing through rentals after employees vacate.

B. **MOVED** by Mayor MacLean, **SECONDED** by Councillor Tolchard, THAT the Committee recommends THAT Council direct staff to proceed to Public Consultation based on the following options concerning how to regulate Farm Home Plates:

B.1 Regulating the residential uses by defining a Farm Home Plate and relying on existing setback, height and lot overage regulations to limit the size of houses in the AG Zone; and

B.2 Regulating the residential uses by defining a Farm Home Plate, relying on existing setback, height and lot coverage regulations and setting an absolute maximum floor area size ("House Cap") to limit the size of houses in the AG Zone; and

Report back to Council on the feedback and the input received;
AND

C. Grant First and Second Readings to Bylaw No. 2392, 2008 in Attachment "H" to amend Land Use Bylaw No. 1250 to require submission of an agrolgist report to justify the need for full time employee housing, and to advance this bylaw to a Public Hearing.

CARRIED.

5. **Rezoning Application – Cedar Downs Residential Development – McMyn and 190A Street. (3360-20-2007-05-P)**

The Planner provided a PowerPoint presentation which is included as Attachment 2 and forms part of these minutes.

4. **Rezoning Application – Cedar Downs Residential Development – McMyn and 190A Street Cont'd.**

Council discussed the proposed development at some length and expressed the following concerns: increased traffic congestion, the failing intersections at McMyn and Harris Roads and Lougheed Highway and Harris Road, the building form should be different, i.e., a preference for mid-rise (5 storeys or even 7 or 8 storeys) buildings that include mixed residential and commercial uses, potential for increased noise complaints with residential uses next to the Lougheed Highway. However, it was also noted that the existing commercial uses in the area are already struggling; therefore additional homes are needed to support commercial uses.

Staff indicated that the 124 Avenue and Harris Road intersection is intended to improve the traffic problems, as well as the Golden Ears Bridge is expected to divert some traffic to the south and ease congestion north on Harris Road; also a third lane widening at Lougheed and Harris would ease the traffic problems. In addition, it was pointed out that the project could be constructed in phases; Council might consider the project in a phased approach.

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council defer the following items

- A. Grant First and Second Readings to Bylaw No. 2394, 2008 to change the zoning of 12547, 12577, 12605 190A Street, 19017 McMyn Road and 19014 Lougheed Highway from Suburban Residential (RS) and Multiple Family IV (RM-4) to Multiple Family V (RM-5) in order to permit a 338 unit housing complex; AND
- B. Schedule a Public Hearing for October 7, 2008; AND
- C. Authorize staff to notify qualifying property owners that Council will consider approval of Development Variance Permit No. 2008-003 to reduce the minimum lot width requirement for the subject site at the October 7, 2008 Council Meeting.

until issues related to traffic have been resolved.

CARRIED.

With Councillor Tolchard voting in the negative.

6. **GVWD Grant in Lieu of Taxes.**

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council, in accordance with section 81 (4) of the *Greater Vancouver Water District Act*, consents to receive a grant in lieu of taxes for 2008 from the Greater Vancouver Water District.

CARRIED.

D. ADJOURNMENT

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT this meeting now be adjourned at 6:50 p.m.

CARRIED.

Chair