

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, May 25, 2010** at 3:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Councillor J. Becker
Councillor B. Bell
Councillor D. Bing
Councillor T. Miyashita
Councillor G. O'Connell, Chair

Staff

J. Rudolph, Chief Administrative Officer
D. Rear, Director of Finance
K. Grout, Director of Operations & Development Services
D. Jolley, Director of Fire & Rescue Service
L. Jones, Director of HR and Communications
K. Zanon, Economic Development Corporation CEO
M. Murray, General Manager, Development Services,
Parks and Recreation Services
Anne Berry, Planning Technician
K. Wilson, Administrative Assistant to the Mayor and CAO
L. Kelly, Deputy Clerk

ABSENT: Mayor D.F. MacLean
Councillor D. Walters

GUESTS: Mosaic Homes:
Chris Barbati, David Jacobsen, Luciano Zago

The meeting was called to order at 3:00 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Becker, **SECONDED** by Councillor Bell, THAT the agenda for the May 25, 2010 Council in Committee Meeting be amended to include the Addendum for Item D.2; AND THAT the agenda be adopted as amended.

CARRIED..

B. ADOPTION OF MINUTES

1. Minutes of the May 11, 2010 Council in Committee Meeting.

MOVED by Councillor Bell, **SECONDED** by Councillor Miyashita, THAT the Minutes of the Council in Committee Meeting held on May 11, 2010, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS

(Councillor Bing joined the meeting at 3:05 p.m.)

1. **Bylaw No. 2461, 2010 - Temporary Borrowing Bylaw for Arena and South Bonson Community Centre. (1750-01)**

MOVED by Councillor Bell, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council grant First, Second and Third Readings to the "City of Pitt Meadows Temporary Borrowing Bylaw No. 2461, 2010".

CARRIED.

(D. Rear left the meeting at 3:06 p.m.)

2. **Bylaw No. 2440, 2009 and Bylaw No. 2441, 2009: Land Use Amendment and Official Community Plan Amendment – Mosaic (Osprey Village). (3360-20-2009-08-P)**

Mosaic is requesting approval of an additional 24 three-storey residential units with commercial space on the ground floor. The parking area at the rear of the buildings will have decorative trellises without roofs – this is how it was presented to Council previously and at the public information meeting for the residents.

This will complete the Village, and Mosaic will then focus on getting operators for the restaurant/pub and the chapel. However, Mr. Barbati emphasized that they will not commit to build a chapel until an operator is in place; they are willing to pay a \$25,000 penalty if they cannot start the construction of the chapel by an agreed-upon date. They are looking into studying the chapel site in relation to the community centre.

He indicated there are three options regarding the restaurant/pub: (1) a long term land lease; (2) Mosaic will build a restaurant but an operator will run; or (3) sell the land to the right operator while maintaining control over the design and quality.

With respect to compensation, Mr. Barbati noted that they have completed 13,000 sq. ft. of commercial space, but were only obligated to built 10,000 sq. ft.; there is only one office space not leased at this time; offering 15 parking stalls (valued at \$3,000 - 5,000/stall), which is 40% of what Mosaic has access to; and offering an "Artist in Residence Co-op Gallery" rent-free for a two-year period.

2. **Bylaw No. 2440, 2009 & Bylaw No. 2441, 2009: Land Use Amendment and Official Community Plan Amendment – Mosaic (Osprey Village) Cont'd. (3360-20-2009-08-P)**

Mr. Barbati indicated that there are problems with maintenance of the green space and street cleaning, which he felt should be addressed by the City. Mr. Murray noted that developers generally provide a higher level of maintenance than Parks and Recreation would; however, they are working with the residents to provide a level of maintenance that is acceptable to both parties.

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

- A. Repeal Second Reading to Bylaw No. 2441, 2009 to amend the Official Community Plan Bylaw No. 2352, 2007; AND
- B. Repeal Second Reading to Bylaw No. 2440, 2009 to amend Land Use Bylaw No. 1250; AND
- C. Grant Second Reading to Official Community Plan Amendment Bylaw No. 2441, 2009, as amended, and included as Attachment "J" to introduce a new Village Commercial designation and to change the existing Community Commercial designation on Barnston View Road in Osprey Village to Village Commercial; AND
- D. Grant Second Reading to Land Use Amendment Bylaw No. 2440, 2009 to amend Land Use Bylaw No. 1250, as amended, and included as Attachment "K" to increase the maximum number of dwelling units permitted from 456 to 480 units, and to regulate the location of residential uses in the commercial areas of the CD 11 zone; AND
- E. Authorize staff to notify surrounding property owners and schedule a Public Hearing for June 15th, 2010; AND
- F. Amend the original Master Development Covenant to increase the maximum overall density from 456 to 480 units, to secure 15 parking spaces, and the provision for the proposed "Artist in Residence / Co-op Gallery", and to modify the Chapel completion date, as outlined in the report.

CARRIED.

(A. Berry, C. Barbati, D. Jacobsen and L. Zago left the meeting at 3:50 p.m.)

3. **Municipal – School District Master Agreement on Cooperation for the Joint Use of Facilities and Coordination of Services.**

This was a housekeeping issue; staff indicated that there is a process in place whereby agreements are vetted by Pitt Meadows management prior to coming to Council. It was agreed that the staff person who will be appointed to Pitt Meadows could attend the Standing Committee when items related to Pitt Meadows are on the agenda.

MOVED by Councillor Miyashita, **SECONDED** by Councillor Bing, THAT the Committee recommends THAT Council endorse the Master Agreement on Cooperation for the Joint Use of Public Facilities and Coordination of Services between Pitt Meadows, Maple Ridge and School District No. 42 attached to the May 7, 2010 report from the General Manager, Community Development, Parks and Recreation AND the Corporate Officer be authorized to sign the agreement.

CARRIED.

4. **Bylaw No. 2462, 2010 – Parks & Leisure Services Fee-Setting Housekeeping Amendment Bylaw. (3900-02/10)**

MOVED by Councillor Miyashita, **SECONDED** by Councillor Bell, THAT the Committee recommends THAT Council Grant First, Second, and Third Readings to the Parks & Leisure Services Fee-Setting Amendment Bylaw No. 2462, 2010.

CARRIED.

5. **Adaptable Housing. (3760-09/10)**

The Director of Operations and Development Services said the proposed basic adaptable housing regulations, if approved, would be included in the Land Use Bylaw and would apply to all new multi-family dwelling units with a common hall and elevator.

MOVED by Councillor Bell, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council:

- A. Receive the report dated May 10, 2010 from the Director of Operations & Development Services for information; AND
- B. Direct staff to prepare the necessary amendments to include Adaptable Housing Regulations, as presented in this report dated May 10, 2010, into the City's zoning regulation and policy framework; AND

5. Adaptable Housing Cont'd. (3760-09/10)

- C. Refer the draft regulations to the City's informal Development Industry Working Group, the Municipal Advisory Committee on Accessibility and the Ridge Meadows Seniors Society.

CARRIED.

6. Hazardous Spill Response.

Staff provided Council with an overview of the hazardous spill that occurred on October 7, 2009, and a subsequent meeting held between the Ministry of Environment and the Pitt Meadows and Maple Ridge Fire and Operations departments. As a result of budget cuts, the Ministry of Environment is unable to provide assistance to municipalities as they have in the past. This will result in increased costs to the municipality for response to spills, as well as the need for increased training for employees.

MOVED by Councillor Bell, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council:

- A. Receive for information the report from the Director of Operations and Development Services dated April 28, 2010; AND
- B. Direct staff to prepare a draft resolution for consideration at the Union of BC Municipalities Convention.

CARRIED.

(M. Murray left the meeting at 4:20 p.m.)

E. COMMITTEE ROUND TABLE

Emails regarding Garbage, Particularly Bin Sizes (Councillor Becker) – staff indicated that container sizes have been increased to 120L; green waste will be weighed in 2010 at Meadows Landscape so the City will have a more accurate indication of recycling by residents.

Bike to Work Week – May 31 to June 6 (Councillor Miyashita) – Katia Robichaud to arrange.

Barge Removal Update (Councillor Bell) – staff indicated it is still floating, but at this time have not been able to contact Mr. Reitel.

F. ADJOURNMENT

MOVED by Councillor Miyashita, **SECONDED** by Councillor Bing, THAT this meeting now be adjourned at 4:50 p.m.

CARRIED.

Chair