

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, October 5, 2010** at 6:00 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 B. Bell
Councillor D. Bing
Councillor T. Miyashita, Chair
Councillor G. O'Connell
Councillor D. Walters

Staff J. Rudolph, Chief Administrative Officer
D. Rear, Director of Finance
L. Darcus, Director of Corporate Services
K. Zanon, Economic Development Corporation CEO
A. Berry, Planning Technician
I. De Boer, Engineering Services Coordinator
L. Kelly, Deputy Clerk

The meeting was called to order at 6:00 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor O'Connell, **SECONDED** by Mayor MacLean, THAT the agenda for the September 14, 2010 Council in Committee Meeting, be adopted.

CARRIED.

B. ADOPTION OF MINUTES

1. Minutes of the September 14, 2010 Council in Committee Meeting.

MOVED by Councillor O'Connell, **SECONDED** by Councillor Walters, THAT the Minutes of the Council in Committee Meeting held on September 14, 2010, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS

1. **Rezoning Application on Airport Way for Onni's Golden Ears Business Park Phase II. (3360-20-2010-01-P)**

The Planning Technician provided a PowerPoint presentation which is included as Attachment 1 and forms part of these minutes.

Comments included:

- questions as to whether it is necessary to have a traffic assessment at 50% of build-out; would it be better to do a traffic assessment at completion (100% build-out);
- staff confirmed that there will be a broader notification area for the Public Hearing rather than holding a development information meeting for Phase II;
- staff confirmed that the colour scheme of the Phase II buildings will be dealt with at the Development Permit stage;
- the developer confirmed that managers visit the tenants' buildings on a regular basis in order to ensure there will be no grow ops located in them.

MOVED by Councillor O'Connell, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council:

- A. Grant First and Second Readings to Land Use Amendment Bylaw No. 2473, 2010, appended as Attachment I, subject to the conditions noted in the report from the Director of Operations and Development Services, dated September 24th, 2010; AND
- B. Waive Council Policy E-14, thereby relieving the applicant of the requirement to host a Development Information Meeting; AND
- C. Authorize staff to notify surrounding property owners and schedule a Public Hearing for October 19th, 2010.

CARRIED

2. **Subdivision Application in the Agricultural Land Reserve. (6635-20-2010-04)**

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

MOVED by Councillor O'Connell, **SECONDED** by Councillor Bell, THAT the Committee recommends THAT Council:

- A. Receive this report dated September 24, 2010, from the Director of Operations and Development Services, for information; AND
- B. Forward the application to the Agricultural Land Commission for approval; AND
- C. Forward the report dated September 24, 2010, from the Director of Operations and Development Services, to the District of Maple Ridge.

CARRIED.

3. **Non - Farm Use Application – 17890 Ford Road Detour. (6635-20-2010-03-P)**

The Planning Technician provided a PowerPoint presentation which is included as Attachment 3 and forms part of these minutes.

Concern was expressed that there should be a Stop sign as trucks enter onto Ford Road.

MOVED by Councillor Walters, **SECONDED** by Councillor O'Connell, THAT the Committee recommends THAT Council:

- A. Receive this report dated September 20, 2010, from the Director of Operations and Development Services, for information; AND
- B. Provide comments and refer the application for a non-farm use for soil screening and mixing at 17890 Ford Road Detour to the Agricultural Land Commission.

CARRIED.

4. **Comprehensive European Trade Agreement (CETA). (03-1200-01/10)**

MOVED by Mayor MacLean, **SECONDED** by Councillor O'Connell, THAT the Committee recommends THAT Council:

- A. Receive the report from the Director of Corporate Services dated September 21, 2010 related to the Comprehensive Economic and Trade Agreement.

CARRIED.

E. NEW BUSINESS

F. COMMITTEE ROUND TABLE

Rannie Road – concerned about the environmental effects of the land northwest of the cranberry field as the ditch has been plugged (Councillor Bell) - staff to investigate.

TransLink Bus No. 791 from Maple Ridge to Braid Street Station (Councillor Walters) – the buses will run every 20 minutes.

Colours for Onni Buildings – Phase I (Councillor Bing and Mayor MacLean) – felt it should be revisited.

MOVED by Councillor Bing, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT staff be directed to work with Onni to re-visit the colour scheme of Phase I of the Golden Ears Business Park.

CARRIED.

With Councillors O’Connell, Miyashita, and Walters voting in the negative.

G. QUESTION PERIOD

H. ADJOURNMENT

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT this meeting now be adjourned at 7:00 p.m.

CARRIED.

Chair

City of Pitt Meadows
The *Pittmead* Place

REZONING APPLICATION ON AIRPORT WAY

DM #81670

Onni's Golden Ears Business Park Phase II
October 5th, 2010

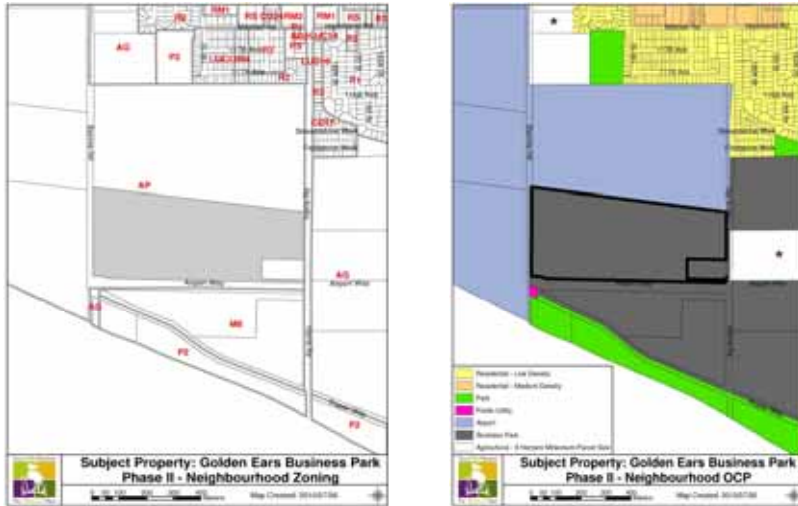
Subject Property:

2



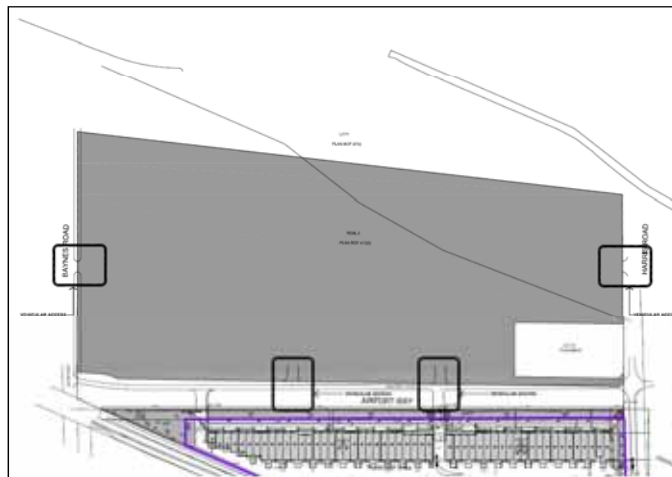
Zoning and OCP Designation:

3



Conceptual Site Access Plan

4



Traffic Study:

5

- The Airport Way / Harris Road intersection will require upgrading by 2022, at expected site build out.
- Onni's traffic consultant recommended the following options to alleviate the pressure at the intersection:
 1. Add right turn lanes on each approach leg of the intersection

Staff recommendation:

That Council require a covenant obligating the developer to submit a new traffic study once development has reached the 50% build out level. If the study indicates that deterioration will occur, all necessary intersection and road improvements will be provided at the cost of the developer and completed prior to any further building permit issuance.

Traffic Study:

6

2. Reduce development size of Business Park to approximately 65% of build out (640,000 sf)

Staff recommendation:

Requiring a reduction in development size is not warranted, as size and scale of future operations on the site are unknown. By using the same covenant requirement for a traffic study at the 50% build out stage, the need for any improvements due to a high traffic generating facility would be identified and implemented prior to the continuation of development.

Traffic Study:

7

3. Limit non-industrial uses on the site

Staff recommendation:

The requirement for a new traffic study at the 50% build out stage will effectively monitor the growth of the site, including non-industrial uses, and resulting traffic generation.

Traffic Study:

8

- A left-turn lane with 45 metres of storage length is recommended on Harris Road for that road's site access.

Staff recommendation:

The construction of this lane will be a requirement of the Servicing Agreement between the City and the Developer, to be installed at the cost of the developer.

Construction of the left-turn lane may impact the City's access to the Public Works Yard, therefore Staff recommends a cross-access agreement, in favour of the City, allowing the City to access the Public Works Yard through the Onni site.

Potential Public Works Yard Access:

9

- Existing southern access too close to intersection
- Must be closed for safety reasons
- Requirement for left-turn bay on Harris Road will impact the City's access to the site
- Recommend cross-access agreement



Development Information Meeting

10

- Council Policy E-14 requires rezoning applicants for industrial developments greater than 10,000 sf to host a Development Information Meeting prior to the application being considered by Council. This requirement may be waived at Council's discretion.
- This application is consistent with the previous application on the south side of Airport Way, for which the applicants hosted a development information meeting.
- There is little difference between the projects, and the applicants have submitted draft Design Guidelines for registration on title to the property, which are consistent with those developed for the previous application, and which Staff believe will achieve Council's vision for a Business Park.
- Staff recommends that the Public Hearing requirement will satisfy the public information component and requests that Council waive the requirements of Policy E-14

Archaeological Assessment Report:

11

- Archaeological study conducted on site in 1993, as part of a larger study.
- No archaeological sites were found on the surface or in any shovel tests on the subject property.
- No further investigation was required subject to the condition that should any artifacts be discovered during any construction or development work should cease immediately and an archaeologist be contacted.
- The portion of land occupied by Maple Ridge Truss does not appear to have been surveyed. The Ministry of Tourism, Culture and the Arts requires that their Archaeology branch be contacted immediately should any evidence be discovered on this or any other portion of the site.

Smart Growth and Sustainable Development:

12

- Checklist provides overview of economic, environmental, and social sustainability aspects of proposed projects.
- Details will be finalized at the Development Permit stage.
- Highlights include:
 - Direct employment, opportunities for local businesses, and within walking distance of other local businesses.
 - Provisions for alternative methods of transportation for employees – bicycle storage, space for carpooling, near public transit.
 - Expected to use water efficient landscaping, to install low consumption fixtures, exterior lighting to be FLAP and LEED compliant.
 - Green spaces will be incorporated into the design, including the planting of approximately 300 tree.
 - LEED certification will not be pursued, but will be designed to meet LEED Silver standards.

Development Design Guidelines:

13

- Design Guidelines to be registered on title to the subject property.
- Ensures that the form and character of buildings is coordinated, of a high quality, detailed and articulated. Buildings will be oriented to the street and their facades will be varied with texture, colour, relief and glazing for visual interest.
- Ensures that the site is designed to meet the needs of employees and the public through CPTED principles, appropriate lighting, and detailed landscaping, including fencing and screening of parking areas, loading and service areas and street frontages.
- A comprehensive sign plan will also be developed to ensure a consistent theme, and to facilitate the future sign permit approval process.
- Consistent with the guidelines developed for Phase I on the south side of Airport Way, so the two Phases will read as one cohesive Business Park.
- Intended to create good building and site design, to respect the location of the site, and its proximity to nearby residential development and waterfront trail network.

Development Permit:

14

- If Council approves the rezoning, the next step will be a Development Permit.
- All DP applications will be reviewed by a third party architectural firm (IBI Group) retained by the City.
- IBI Group will review the building and landscape designs for consistency with the OCP, including Development Permit Area design guidelines, the Land Use Bylaw, and the site specific Development Design Guidelines

Conditions of Approval:

15

Prior to Bylaw Adoption:

- Registration of a restrictive covenant for Development Design Guidelines that is satisfactory to the City;
- Preparation of a Servicing Agreement and ensuring all engineering requirements including restrictive covenants, dedications, and rights-of-way where necessary are addressed to the satisfaction of the City;
- Registration of a restrictive covenant requiring the provision of a Traffic Study at 50% build out, restricting further development of the site until necessary improvements have been completed, and that the cost and construction of any required improvements be borne by the developer;
- Registration of a cross-access agreement over Onni's property in favour of the City, granting the City the right to access the Public Works from the subject property;
- Registration of a restrictive covenant for Fire Protection that meets the requirements of the Fire and Rescue Services Department.
- Reimbursement to the City for legal review and registration of agreements and documents and third party architectural review.

Recommendation:

16

THAT Council:

- Grant First and Second Reading to Land Use Amendment Bylaw No. 2473, 2010, appended as Attachment I, subject to the conditions noted in the report from the Director of Operations and Development Services, dated September 24th, 2010 ; AND
- Waive Council Policy E – 14, thereby relieving the applicant of the requirement to host a Development Information Meeting; AND
- Authorize staff to notify surrounding property owners and schedule a Public Hearing for October 19th, 2010; OR
- Other.



City of Pitt Meadows
The *Golden* Place

REZONING APPLICATION ON AIRPORT WAY

DM #81670

Onni's Golden Ears Business Park Phase II
October 5th, 2010



City of Pitt Meadows

The *Natural* Place

SUBDIVISION APPLICATION IN THE AGRICULTURAL LAND RESERVE

DM # 81696

October 5th, 2010

Subject Property:

2

Land currently owned by Translink is zoned AG – Agricultural, and the golf course property is zoned AGC – Agriculture and Golf Course.

The subject property is located in the Agricultural Land Reserve.



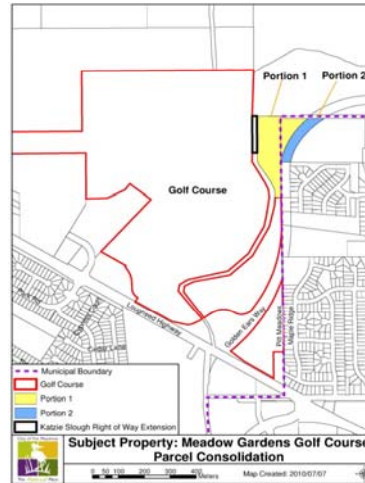
Background:

3

The subdivision is necessary in order to accommodate the separation of a portion of Golden Ears Way from the subject property, which it passes through.

The subject property straddles the Pitt Meadows / Maple Ridge border and approval of both municipalities is required.

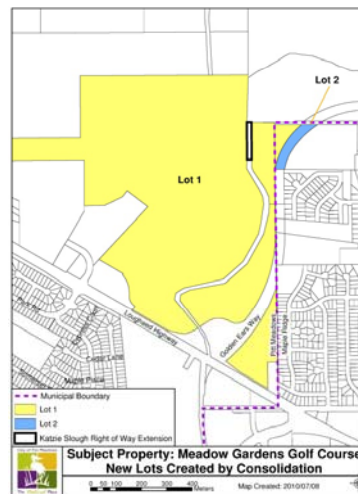
As part of compensation for impacts to Meadow Gardens Golf Course as a result of the construction of the Golden Ears Bridge works, Translink is transferring lands they own, minus the road portion, to the golf course.



Proposed Lots:

4

This proposed subdivision will create two parcels: Lot 1, shown in yellow, belonging to the golf course and Lot 2, shown in blue, which forms part of Golden Ears Way, belonging to Translink.



Explanatory Map:

5



Recommendation:

6

While the separation of Golden Ears Way from its parent parcel will create an additional parcel in the Agricultural Land Reserve, the consolidation of the remainder parcel with the golf course will prevent the further fracturing of the ALR that would result by leaving the remainder as a separate parcel.

THAT Council:

- A. Receive this report dated September 24, 2010, from the Director of Operations and Development Services, for information; AND**
- B. Forward the application to the Agricultural Land Commission for approval; AND**
- C. Forward the report dated September 24, 2010, from the Director of Operations and Development Services, to the District of Maple Ridge; OR**
- D. Other.**

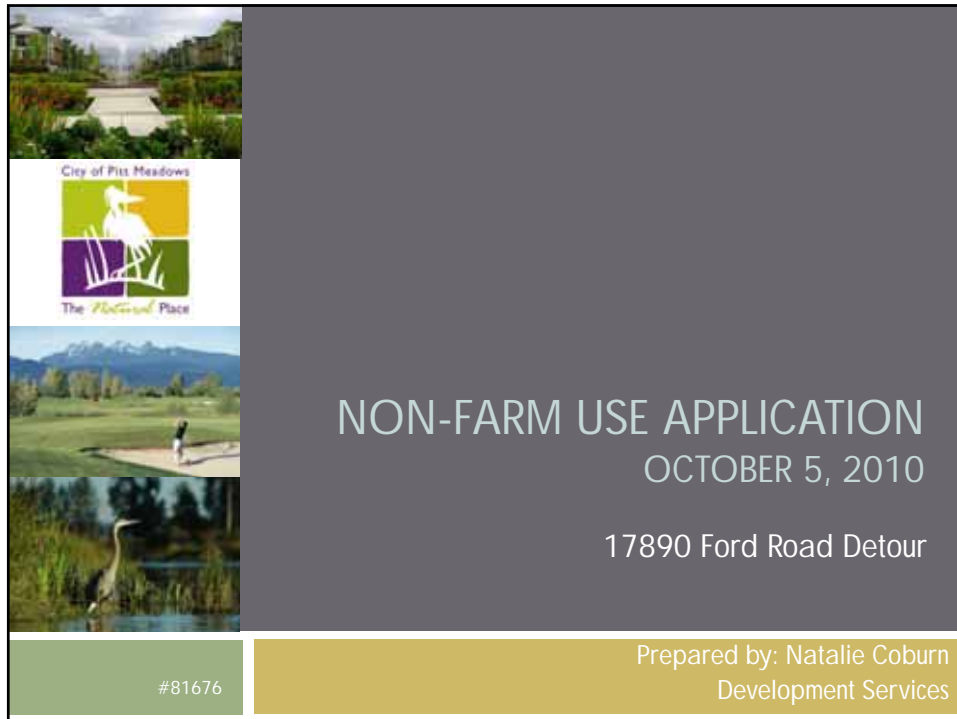


City of Pitt Meadows
The *Natural* Place

SUBDIVISION APPLICATION IN THE AGRICULTURAL LAND RESERVE

DM # 81696

October 5th, 2010



The cover page features a vertical strip of four images on the left: a modern residential development, the City of Pitt Meadows logo, a golfer on a green, and a heron in a pond. The main title is centered on a dark grey background.

City of Pitt Meadows
The *Pitt* Place

NON-FARM USE APPLICATION

OCTOBER 5, 2010

17890 Ford Road Detour

#81676

Prepared by: Natalie Coburn
Development Services


Background

2

Applicant: Hank Bitter
Address: 17890 Ford Rd Detour
Area: 7.88 ha (19.5 acres)
OCP: Agricultural – 8 ha
Zoning: Agriculture (AG)

Received non-farm use approval from the ALC for 17607 Ford Rd Detour (Lot 1) in 1994.

Converted Lot 1 into cranberry fields by screening and mixing peat moss. Approved through temporary use permits.



Subject Property Context: 17890 Ford Rd Detour
Aerial Imagery

The aerial imagery shows a large agricultural field with a red rectangle highlighting the subject property. A road and other land parcels are visible in the surrounding area.

Proposal



3

Requires non-farm use approval from the ALC for Lot 2 to complete bog development.

Peat moss will be screened and mixed on site. Non-farm use entails supplying soil products to farmers and accepting farm byproducts from various farmers and agricultural associations.

Relocation of screening facilities from Area A to Area B.

Will require temporary use permit once the non-farm use is approved by the ALC.



City of Pitt Meadows
The *Pitt* Place



NON-FARM USE APPLICATION

OCTOBER 5, 2010

17890 Ford Road Detour

Prepared by: Natalie Coburn
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