

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, October 12, 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
K. Grout, Director of Operations & Development Services
L. Darcus, Director of Corporate Services
K. Zanon, Economic Development Corporation CEO
L. Kelly, Deputy Clerk

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

A. ADOPTION OF AGENDA

MOVED by Councillor Bing, **SECONDED** by Councillor Walters, THAT the agenda for the October 12, 2010 Council in Committee Meeting, be adopted.

CARRIED.

B. ADOPTION OF MINUTES

1. **Minutes of the October 5, 2010 Council in Committee Meeting.**

MOVED by Councillor Walters, **SECONDED** by Mayor MacLean, THAT the Minutes of the Council in Committee Meeting held on October 5, 2010, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS**1. Onni – Phase I Colour Scheme.**

The Director of Operations and Development Services provided two PowerPoint slides which are included as Attachments 1 and 2 and form part of these minutes.

Ms. Grout said that the Development Permit for the first building on Phase I of the Golden Ears Business Park had been previously approved by Council. The overall colour scheme for the building under construction has been set and a number of the exterior design elements have been ordered. The intention of the developer has been to keep the colour palette consistent, unless some site specific tenant requires individual consideration which is the reason Onni chose not to request approval of the Development Permit for the entire Phase I site. The design elements that Council approved in terms of colour as part of the initial DP, i.e., the magnate grey, white banding across the top, dark opaque glazing and the black thin elements were to be repeated throughout the project.

In an attempt to respond to Council's request that Onni revisit the proposed color scheme for Phase 1, Onni has suggested that the white banding across the top of the building (and any future buildings) could be replaced with a beige color referred to as "smodgy" on the color chip provided at the meeting. Ms. Grout emphasized that if Council approved the change to the colour palette, it must be clear that these colours will appear on the remaining buildings in Phase 1.

Following a discussion, Council agreed to the Director of Operations and Development Services issuing a minor amendment to the Development Permit to replace the white banding across the top with a beige colour referred to above. This would eliminate the need to bring the Permit back to Council for approval and result in no delay for the developer.

The timeline for rezoning Phase 2 of the Business Park, north of Airport Way, has not been impacted as part of this discussion and is moving forward with the Public Hearing scheduled for the October 19th Regular Council Meeting.

Staff was directed to schedule a workshop on process, for example, if Council wanted to revisit an item after it has been approved.

MOVED by Mayor MacLean, **SECONDED** by Councillor Walters, THAT the verbal report by staff be received.

CARRIED.

2. **Bylaw No. 2468, 2010 Kennedy Road Allowance Closure and Sale of Portion of Land. (02-0890-07/10)**

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

- A. Grant First and Second Readings to Bylaw No. 2468, 2010 Kennedy Road Allowance Closure; AND
- B. Direct staff to place the applicable notices, notify surrounding property owners and schedule an Opportunity for Public Input for November 2, 2010.

CARRIED.

3. **Review of the North Loughheed Development Corridor. (13-6520-20/10)**

The Director of Operations and Development Services provided a PowerPoint slide which is included as Attachment 3 and forms part of these minutes.

Ms. Grout presented a brief history of the North Loughheed Corridor, including the effects of the conditions placed by the Agricultural Land Commission on its decision. Staff felt the best way to assess the impact and feasibility of the conditions was to proceed with a study of land use for the area. The next step is to prepare a Call for Proposals.

Comments and concerns provided by Council members and responses by staff included: what is the highest and best use of the land (industrial/commercial/agricultural); the importance of involving the appropriate third party stakeholders (Chamber of Commerce, Agricultural Land Commission, Economic Development Corporation, Pitt Meadows Regional Airport, and land owners); formal obligation by any successful developers to include these stakeholders in the negotiations; a feeling that there may already be enough retail/commercial available; there is one underpass recommended to allow for continued farming: the study should be completed by the end of the first quarter 2011 and therefore should not slow down any proposals.

Staff noted that there are at least three major property owners in the study area. Known issues are road alignment, need for Regional Board approval for any expansion of the urban boundary in this area and any changes in land use designation, and the Official Community Plan.

3. **Review of the North Loughheed Development Corridor Cont'd. (13-6520-20/10)**

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

- A. Direct staff to proceed with a call for proposals for the review and update of the North Loughheed Highway Land Use Study as soon as possible; AND
- B. Direct staff to write to the Agricultural Land Commission (ALC) and advise them of the scope and intent of the study in response to their recent decision on the North Loughheed Connector.

CARRIED.

4. **Regional Growth Strategy Draft – September 3, 2010. (01-0400-01-10)**

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

- A. Receive for information the report dated October 5th, 2010 from the Director of Operations and Development Services for information; AND
- B. Endorse the September 3rd, 2010 Draft Regional Growth Strategy.

CARRIED.

5. **August 31, 2010 Budget Review. (1900-05)**

There was a brief discussion regarding the 2009 surplus and the City's ability to be ready for winter road conditions. Staff indicated that they will follow the response plan and, if necessary, contract out for assistance.

MOVED by Councillor Bell, **SECONDED** by Councillor O'Connell, THAT the Committee recommends THAT Council receive this report dated October 6, 2010, from the Director of Finance, for information.

CARRIED.

6. **Bylaw Review. (3900-01)**

MOVED by Mayor MacLean, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council repeal the following bylaws:

- A. Bylaw No. 2 – Officers Bylaw
- B. Bylaw No. 4 – Road Tax

6. Bylaw Review Cont'd. (3900-01)

- A. Bylaw No. 7 – Obligation to Rough Grade Roads
- Condition of Approval of Subdivision Plans
- D. Bylaw No. 8 – Fix Licence Fee Amounts
- E. Bylaw No. 12A – Appointing a Medical Health Officer
- F. Bylaw No. 36 – Property Tax Collection Date and Penalty
- G. Bylaw No. 44 – Establishment of a Pound
- H. Bylaw No. 51 – Prohibition of Firing of Firearms
- I. Bylaw No. 54 – Poll Tax (School)

CARRIED.

E. NEW BUSINESS

F. COMMITTEE ROUND TABLE

Full Service Gas Stations (Councillor O'Connell) – a resident suggested this might be something for Pitt Meadows to look at and it was referred to the joint Municipal Advisory Committee on Accessibility Issues.

City Staff (Councillor Becker) – passed on compliments he has received from residents regarding staff.

Off Leash Dog Park (Councillor Miyashita) – staff has prepared a report which is going to the Parks and Leisure Services Commission this week.

Healthy Community Committee (Councillor Miyashita) – a Healthy Forum was held in May – there have been discussions on how to move forward – it was decided that the Maple Ridge Social Planning Advisory Committee will continue function as it has previously and the group will continue to hold Healthy Community Forums in Pitt Meadows for all agencies to participate in.

Joint Police Meeting (Councillor Walters) – the City is appreciative of the consistency with staffing (Cst. Krista Doncaster) at the Community Police Office.

Youth Problems (Councillor Walters) – as these problems have continued in Pitt Meadows, it was suggested that Council include the outcomes of the Listen To Us Forums in the business planning process.

Flooding on Rannie Road (Councillor Bell) – it was confirmed that some water problems were the result of beaver dams and staff will advise the appropriate authority, either the Ministry of Environment or Ducks Unlimited.

Wildwood Pathway – Update (Councillor Bell) – data has been collected regarding drainage but staff has not seen the results. Staff will provide a report regarding the impact of the data which could be shared with the residents of Wildwood.

Barge Update (Councillor Bell) – staff indicated the barge has sunk again.

Youth (Mayor MacLean) – complimented the youth who participated in a fundraiser for breast cancer by skateboarding from Seattle to Vancouver.

G. QUESTION PERIOD

H. ADJOURNMENT

MOVED by Councillor Bell, **SECONDED** by Councillor Walters, THAT this meeting now be adjourned at 7:28 p.m.

CARRIED.

Chair



ATTACHMENT 2:



