

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, March 27, 2007** 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: Mayor D.F. MacLean
Councillor D. Bing
Councillor D. Eisel, Chair
Councillor J. Elkerton
Councillor A. Tolchard
Councillor D. Walters

Staff J. Rudolph, Chief Administrative Officer
D. Rear, Director of Corporate Services
K. Grout, Director of Operations & Development Services
L. Darcus, Director of Legislative Services
L. Jones, Administration/HR Officer
R. Boyes, Planner
A. Berry, Development Services Technician
L. Kelly, Executive Assistant

ABSENT: Councillor J. Becker

A. ADOPTION OF AGENDA

MOVED by Councillor Walters, **SECONDED** by Councillor Bing, THAT the agenda for the March 27, 2007 Council in Committee Meeting, be amended by adding Item C.7 – Bylaw No. 2317, 2007 – Proposed Rezoning – 12059 Harris Road; AND THAT Items 6 and 7 be moved to follow Item 3 and the agenda renumbered accordingly; AND FURTHER THAT the agenda be adopted as amended.

CARRIED.

B. ADOPTION OF MINUTES

1. **Minutes of the March 13, 2007 Council in Committee Meeting.**

MOVED by Councillor Bing, **SECONDED** by Councillor Walters, THAT the Minutes of the Council in Committee Meeting held on March 13, 2007, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS**1. Introduction of Ridge Meadows RCMP Members to City Council.**

Inspector Jim Wakely, Officer in Charge, Ridge Meadows Detachment, introduced the following members to Council and provided some background on each member.

- Staff Sergeant Dale Quinton
- Constable Doug Burton
- Constable Jodi Fairclough
- Constable Roger Lauzon
- Constable Jodi Lymburner
- Constable Matt Ericson
- Constable Sebastian Proulx
- Constable Chris Redhead

D. REPORTS**1. Katzie First Nation - Highway Use Permit Request. (5400-20/07)**

Council members had several concerns:

- Increased truck traffic on Harris Road and Fraser Way, particularly for an extended period of time;
- Increased residential development in Sawyers Landing and the round-about park on Fraser Way is not built to accommodate truck traffic and there is a load limit for Fraser Way;
- Suggested the possibility of Katzie working with TransLink in order to use a temporary construction route via the Golden Ears Bridge construction site.

MOVED by Mayor MacLean, **SECONDED** by Councillor Elkerton, THAT the Committee recommends THAT Council deny the request and continue to issue short duration temporary use permits for Fraser Way only.

CARRIED.

MOVED by Councillor Elkerton, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council suggest to the Katzie First Nation that they contact TransLink to discuss the possibility of working with TransLink in order to use a temporary truck route via the Golden Ears Bridge construction site.

CARRIED.

2. **Temporary Commercial Use Permit Renewal Application – Meadow Gardens Golf Course – 19675 Lougheed Highway. (6635-20-2005-01)**

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

- A. Refer the request for the renewal of Temporary Commercial Use Permit No. 2005-001 to the Agricultural Advisory Committee for their review and comment; and
- B. Forward the request for the renewal of Temporary Commercial Use Permit No. 2005-001 to the Agricultural Land Commission following the Agricultural Advisory Committee review.

CARRIED.

3. **Airport Runway Extension and Closure of Baynes Road. (5400-04/07)**

The Committee felt that the closure of Baynes Road for a runway extension was a positive step. In addition, there was discussion regarding a looped trail which would follow Baynes Road, along the runway extension and then link up with Baynes Road on the other side of the new runway.

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

- A. Support, in principle, the Pitt Meadows Airport Society's request to extend runway 26L/08R 367 metres to allow for instrument landing and scheduled commuter air service and to close a 400 metre portion of Baynes Road, subject to:
 - A.1 the Pitt Meadows Airport Society hosting a Public Information Meeting, in accordance with Policy E-14, to discuss the runway extension and the closure of a portion of Baynes Road with area residents; and
 - A.2 the Pitt Meadows Airport Society retaining the services of a qualified professional to provide a report on the potential noise exposure implications of the runway extension; and
 - A.3 the City's contract transportation engineer providing a traffic impact analysis that considers impacts to the future road network and pedestrian connections.

CARRIED.

(R. Boyes and A. Berry joined the meeting at 4:00 p.m.)

(D. Rear left the meeting at 4:00 p.m.)

4. **Bylaw No. 2317, 2007 - Proposed Rezoning – 12059 Harris Road. (3360-20-2006-07-P)**

The Planner described the project which will include a mix of commercial and residential development with 241 residential units and 20,046 sq. ft. of commercial space. Mr. Boyes said the development requires a land exchange involving an equal area of a portion of the existing commercially zoned parcel for a portion of the City land which is zoned Institutional. This will allow for the straightening of an irregularly shaped lot line. He also indicated that the developer will be hosting public information meetings at Grace Church on April 11 and 12, 6:30 pm to 8:30 pm.

The proponent advised that the commercial space in the current proposal exceeds the amount of commercial space in the existing shopping centre. Staff will work with the proponent to erect two signs, one advertising the public information meetings and the other for the development.

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

- A. Grant First and Second Readings to Land Use Amendment Bylaw No. 2317, 2007; and
- B. Schedule a Public Hearing for the May 1, 2007 Council Meeting.
CARRIED.

5. **Bylaw No. 2310: Off Street Parking – Apartment Residential Use and Payment in Lieu. (3900-20-2310, 2007)**

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

- A. Grant First and Second Readings to Land Use Amendment Bylaw No. 2310, 2007 to establish off street parking requirements for apartment residential use in RM-4 and RM-5 Zones at 1.5 spaces per bachelor and 1 bedroom units, and 1.7 spaces for 2 and 3 bedroom units and in the Town Centre (TC) Zone at 1.4 spaces for bachelor and 1 bedroom units and 1.7 for 2 and 3 bedroom units and to provide for payment in lieu of providing off-street parking spaces; and
- B. Schedule a Public Hearing for the April 17, 2007 Council meeting.
CARRIED.

(R. Boyes and A. Berry left the meeting at 4:30 p.m.)

6. **Delta Summit Meeting – Fraser River Flood Management and Debris Trap. (5225-09/07)**

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

- A. Endorse the Fraser River Flood Protection resolution contained in Attachment “A” of the report by the Director of Operations and Development Services, dated March 15, 2007; and
- B. Endorse the Fraser River Debris Trap resolution contained in Attachment “B” of said report; and
- C. Forward a copy of the resolutions in Attachments A and B to the government representatives listed in Attachment “C” of said report, and to the Corporation of Delta for their information.

CARRIED.

7. **OCP Steering Committee - Policy Recommendations Report. (6480-02)**

MOVED by Councillor Elkerton, **SECONDED** by Councillor Walters THAT the Committee recommends that Council receive for information the OCP Steering Committee’s Policy Recommendation Report, dated March 9th, 2006.

CARRIED.

MOVED by Councillor Elkerton, **SECONDED** by Councillor Tolchard, THAT the item with respect to the OCP Steering Committee – Policy Recommendations Report be referred to a Special Council Meeting to be held on April 2, 2007 at 6 p.m.

CARRIED.

The Director of Operations and Development Services will provide a complete set of Official Community Plan maps, 11 x 17, for each Council member.

E. CORRESPONDENCE

1. **TransLink Governance Review and Correspondence. (Page 161)**

MOVED by Councillor Elkerton, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council receive for information the news releases dated March 8, 2007 and March 16, 2007 from TransLink, copy of a communication from the Ministry of Transportation to TransLink dated March 13, 2007, and the Governance Review from TransLink dated January 26, 2007.

CARRIED.

F. WORKSHOP**1. Corporate Strategic Plan. (0620-20)**

(D. Rear and L. Jones entered the meeting at 5:40 p.m.)

Vision and Mission

OK for now; to be reviewed at a later date.

The Workshop began with a discussion regarding environmental issues, which are included under Natural and Built Environment.

Key Focus Areas

(1) Transportation

- Need to address the Harris/Lougheed Interchange soon; there may be challenges with properties on the south side of the Highway;
- There is pressure for alternative transportation options – getting people out of their cars;
- Need ridership numbers for the shuttle bus service (request service to Meadowvale);
- Lobby for increased West Coast Express service.

(2) Economic Development

- Need to attract jobs that allow the primary earner to live, work and play in Pitt Meadows;
- Commercial development (service retail jobs) tend to follow development as service providers;
- Need proper screening between residential and business parks; also should consider trails – “walkability”;
- Need to decide whether Pitt Meadows will be proactive in attracting business, or reactive;
- Following the adoption of the OCP, staff to arrange a “Meet and Greet” with commercial property lease management companies, etc.;

1. Corporate Strategic Plan. (0620-20) Cont'd

- Staff to circulate to Council the GVRD (gross) industrial land inventory; also provide the Harris Consulting report estimates regarding industrial land available (net) for Pitt Meadows;
- Staff to provide a cost comparison vis a vis agricultural and industrial land.

(3) Natural & Built Environment

- City should set an example regarding energy consumption reduction and other sustainable practices in City owned buildings; could challenge businesses in Pitt Meadows to change to more efficient lighting over the next two years, and residents over five years;
- Prepare a “report card” on where the City is at – City has implemented many projects related to sustainability and other efficiencies;
- Pesticide reduction; should be encouraging residents not to use pesticides on their lawns; possibly adopt a pesticide bylaw;
- Developers should be encouraged to put in energy efficient lighting when units are being built; should approach BC Hydro to see whether they would be willing to cost-share or pay for energy efficient lights to be handed out to residents (e.g. Pitt Meadows Day);
- Pitt Meadows is the third highest water user in the GVRD; staff are looking at some alternatives for conservation and alternate sources for agricultural use;
- Discussion about Pitt Meadows being autonomous;
- Affordable housing – smaller, subsidized – a mix of people in a building; you create affordability by offering choices; multi-family is a form of more affordable housing;
- Would like to see more in the public arts, i.e. for new developments including City projects;
- Example of artistic concrete walls in Tacoma, WA; suggested for the sound barriers for the Golden Ears Bridge;

1. Corporate Strategic Plan. (0620-20) Cont'd

- “Community” is a possible new section for the Strategic Plan;
- A “built” environment includes industrial and a mix of housing.

(4) Safe and Liveable Community

- Should Safe and Liveable Community be deleted, or separated into different categories; Natural and Built Environment;
- City should be a “family” liveability model;
- Key attribute for Pitt Meadows is the rural area (ALR);
- Ramp up the Harris Road beautification program;
- Need a more visual entrance to Pitt Meadows;
- Promote garden tours;
- Plant trees on the outside of the sidewalks – separated sidewalks;
- Add lighting to all the road islands;
- There seems to be stability in the fire service area;
- CPO – new Cpl. starting; need to enhance the facility and attract more police presence in Pitt Meadows; Council wants to pursue a more complete CPO office, i.e possible underground parking, showers;
- Community development: Skill Development Track near BMX being developed;
- Services: Need to identify seniors services, what are the youth services needs; what are the special needs;
- Get Parks and Leisure Services to present to Council on the services they are providing (quarterly reports);
- Set up a separate evening meeting to discuss Parks and Leisure Services.
- Need a way to recognize volunteers in Pitt Meadows with a Pitt Meadows only celebration, inclusive of all volunteers.

1. Corporate Strategic Plan. (0620-20) Cont'd

(5) Governance

- Would like to be updated all year on issues/people for different areas: Parks and Recreation, Police, Library;
- Communications is very important; good news press releases/items – such as the new fire truck – to be presented at Regular Council Meetings to update the public;
- Protocol for special events to be followed.

(6) Resource Management

- Would appear the City is in a good position in this area.

G. ADJOURNMENT

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT this meeting now be adjourned at 8:50 p.m.

CARRIED.

Chairman