

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, October 9, 2007** 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 D. Bing
Councillor D. Eisel
Councillor J. Elkerton
Councillor A. Tolchard
Councillor D. Walters, Chair

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
D. Parr, Planner
D. Boag, Director of Parks
L. Kelly, Executive Assistant

The meeting was called to order at 7:13 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT the agenda for the October 9, 2007 Council in Committee Meeting, be adopted.

CARRIED.

B. ADOPTION OF MINUTES

1. Minutes of the October 2, 2007 Council in Committee Meeting.

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT the Minutes of the Council in Committee Meeting held on October 2, 2007, be amended by indicating under Item D.1, resolution B1, that the resolution was Carried, with Councillor Becker voting in Favour; AND THAT the minutes be adopted as amended.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS**1. TransLink Request for Property Tax Exemption. (1900-05)**

MOVED by Councillor Eisel, **SECONDED** by Councillor Bing, THAT the Committee recommends THAT Council receive for information the report from the Director of Corporate Services dated September 21, 2007.

CARRIED.

2. Park Hours Bylaw Variance.

MOVED by Mayor MacLean, **SECONDED** by Councillor Eisel, THAT the Committee recommends THAT Council approve an additional variance to the Pitt Meadows “park hours bylaw” to allow BC Adventure Boot Camp Inc. to run this program in Harris Park.

CARRIED.

(D. Boag left the meeting at 7:25 p.m.)

3. Draft Official Community Plan. (6480-02)

The Director of Operations and Development Services provided an overview of the draft Official Community Plan (OCP) , which is included as Attachment 1 and forms part of these minutes.

The draft OCP was discussed, with the following direction to staff:

- Amend horse usage on dykes;
- Delete a specific reference to the size of an aquatic centre;
- Include a statement that applications for new floathome development will not be supported.
- Include mid-rise terminology;
- Clarify the “green zone” reference on Schedule 3A;
- Delete the grey shading from Land Use Schedule: Future Land Use Study Area.

3. Draft Official Community Plan Cont'd. (6480-02)

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

- A. Receive for information the report from the Director of Operations and Development Services entitled *Draft Official Community Plan*, dated October 5, 2007 and the *Draft Official Community Plan*; and
- B. Direct staff to make the *Draft Official Community Plan* available for public review, excluding the designation of a Future Land Use Study Area on Schedule 3A, and subject to other Council comments and suggestions as described above, by posting it on the City of Pitt Meadows web site and making copies available at the Municipal Hall and Public Library; and
- C. Direct staff to advertise the Official Community Plan Open House, scheduled for October 25th, 2007 in the Heritage Hall.

CARRIED.

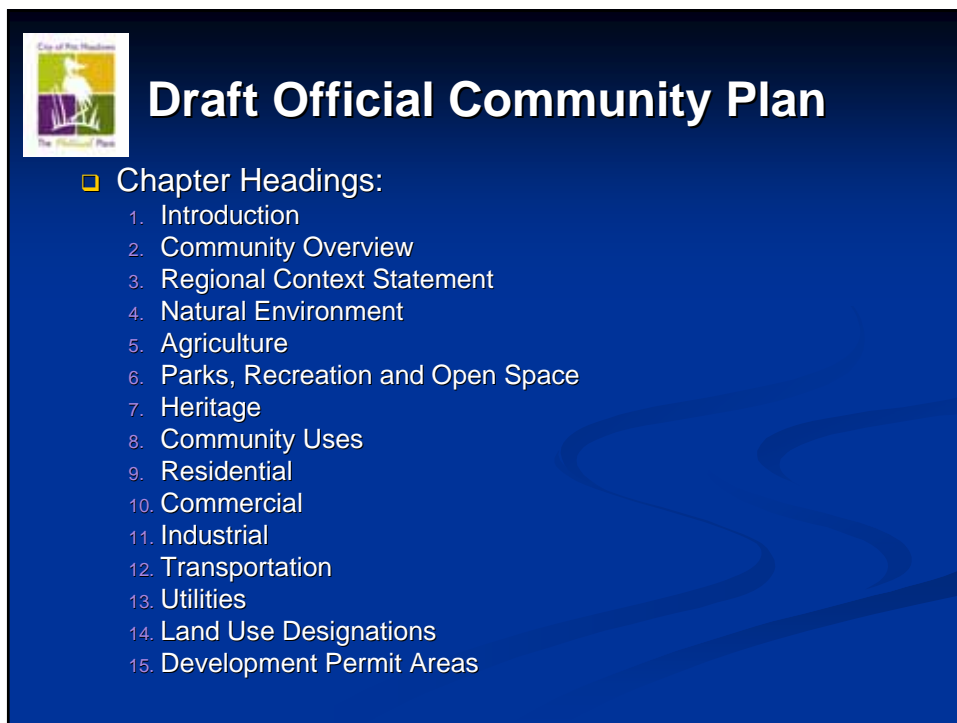
E. ADJOURNMENT

MOVED by Councillor Eisel, **SECONDED** by Mayor MacLean, THAT this meeting now be adjourned at 9:10 p.m.

CARRIED.

Chair

Attachment 1:





Draft Official Community Plan

- **Natural Environment**
 - Water and energy conservation
 - Air and water quality
 - Foreshore and wetland protection
 - Environmental impacts of future development

- **Agriculture**
 - Regulations for residential dwellings in the ALR
 - "No Net Loss" policy generally recommended



Draft Official Community Plan

- **Parks, Recreation and Open Space**
 - Recommend update of the Parks, Recreation and Culture Master Plan for Pitt Meadows
 - Completion of the GVRD Pitt River Greenway a priority
 - Recommend that the City continue to limit equestrian use to those areas already designated for that use

- **Heritage**
 - Proposed new Section in OCP
 - City Leadership in Stewardship and Conservation
 - Accompanying Schedules

- **Community Uses**
 - Formalize the City's vision for the Civic Centre
 - Schools



Draft Official Community Plan

Residential

Table 1. Total Population Accommodated

Year	GVRD GMS 5.0 Estimates	Existing Zoning & OCP	Recommended Growth Scenario
2005	-	16,171	16, 171
2021	22,000	20,208	21,280
2031	22,500	19,848	22,137



Draft Official Community Plan

Residential

Table 2. Final Housing Mix

	Existing Zoning & OCP	Recommended Growth Scenario
Single Detached	51%	43%
OGOs	24%	22%
Apartment	25%	36%



Draft Official Community Plan

Residential

Table 3. Housing Projections by building type

	Existing Zoning & OCP	Recommended Growth Scenario
OGOs	2010	2014
Single Family	2016	2016
Apartment	2015	2036



Draft Official Community Plan

Residential

- ❑ Intensification in the Harris Road / Town Centre area
- ❑ Five hectares of residential development at densities of 54 units per hectare in South Bonson
- ❑ Infill in existing single family areas, subject to design control
- ❑ Legalizing secondary suites subject to guidelines & regulatory controls
- ❑ Accommodation for affordable, rental & special needs housing
- ❑ Development of building forms greater than 4 stories on Harris Road
- ❑ Supports rural residential development provided outside of floodplain
- ❑ No new floathome development supported



Draft Official Community Plan

Commercial

- Retail commercial floor space preserved and organized
- Provide for high density development along Harris Road
- Meadowvale Centre - allow for medium/high density residential and mixed use commercial development
- Redefining Town Centre Commercial Area



Draft Official Community Plan

Industrial

- Maintain, protect and support the expansion of the existing industrial land base
- Encourage the development of high quality industrial uses with high employment densities
- Do not support any port development in Pitt Meadows
- Supports expansion of industrial/business park uses on Airport land along Harris Road
- Supports business park use on south Harris Road



Draft Official Community Plan

□ Transportation

- Do not support grade separation of the CPR at Harris Road
- Support development of a new east/west road connecting to Abernethy North of the Loughheed Highway
- Support future road connection between Ford and Kennedy Road for Major Road Network Plan



