



Minutes of the Regular Meeting of Pitt Meadows City Council

February 7, 2023, 7:00 p.m.

Council Chamber

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials:

Mayor N. MacDonald
Councillor T. Elke
Councillor A. Evans
Councillor M. Hayes
Councillor M. Manion
Councillor B. Meachen
Councillor G. O'Connell

Guests:

K. Turik, BC Assessment
L. Rollins, Metro Vancouver Housing
F. Gekkas, Watt Consulting by Video Conference

Staff:

M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
C. Harding, Director of Financial Services by Video Conference
S. Maki, Director of Engineering & Operations
T. McCaw, Clerk II
C. O'Byrne, Manager of Planning

A. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Mayor MacDonald acknowledged that the meeting was held on the traditional territory of the ȩíćăý (Katzie) First Nation.

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the February 7, 2023, Regular Meeting of Council be approved.

CARRIED

D. QUESTION AND COMMENT PERIOD

No members of the public engaged in Question & Comment Period.

E. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the following Council meetings be approved as circulated:

E.1 January 24, 2023, Special (Pre-Closed) Meeting of Council

E.2 January 24, 2023, Regular Meeting of Council

E.3 January 31, 2023, Special (Pre-Closed) Meeting of Council

CARRIED

F. ANNOUNCEMENTS

None.

G. CELEBRATE PITT MEADOWS

None.

H. DELEGATIONS AND PRESENTATIONS

H.1 Property Assessments Explained

Kim Turik, Deputy Assessor, BC Assessment, presented an overview of the BC Assessment roll and the relationship between property taxes and assessments.

I. PUBLIC HEARINGS

I.1 Metro Vancouver Non-market Housing and Childcare Project at 19085 119B Avenue

Mayor MacDonald opened the public hearing at 7:09 p.m.

Colin O'Byrne, Manager of Planning, presented an overview of the bylaws and historical staff report related to the project. Mr. O'Byrne confirmed the receipt of a petition for those against the development which is included as Attachment 1 and forms part of the original minutes.

Mayor MacDonald then read aloud the public hearing process statement and invited members of the public to make comment for the first time with the following members of the community engaging:

Pat De Luca, Wesbrooke Representative - regarding consideration of alternative uses for the property, concerns for impact on Wesbrooke residents, mechanisms in place for standards of care for the property.

Maureen Robertson, Pitt Meadows - concern of radius used for Notice of Public Hearing and impacts to surrounding neighbours during construction phase. In favour of the project overall.

Dan Kosicki, Pitt Meadows - regarding concerns of inadequate allocation of parking to the Senior Centre and assurance that standards of property care are maintained akin to that of the Wesbrooke.

Leigh Rollins, Metro Vancouver - regarding Metro Vancouver's mandate, the selection process undertaken for the community project and engagement opportunities.

Rachel Hess, Pitt Meadows – spoke in support of the daycare expansion that the project allows to further support child care needs in the community.

Don Mitchell, RMSS Representative – recognizes the need for such housing and anticipates natural synergies between the Seniors Centre and residents of the new development; expressed concern for parking impacts to those that use the Senior Centre during the construction phase and afterwards.

Mayor MacDonald invited members of the public to make comment for the second time with the following members of the community engaging:

Pat De Luca, Wesbrooke Representative – requesting stronger communication and collaboration relating to the shared driveway; disappointed that the architect had communicated that the development would be no more than 4 storeys and now it is 6 storeys.

Bob Rhea, Pitt Meadows - supportive of affordable housing, but concerned that the School Board is not aware of potential future impact to neighbouring schools. Feels that six storeys would have significant shading impacts on neighbouring properties and concern of long term impacts associated with increased density.

Mayor MacDonald invited members of the public to make comment for the third and final time. With no community members engaging, the public hearing was declared closed at 7:47 p.m.

J. STAFF/OTHER REPORTS

J.1 2022 Fourth Quarter Report to the Community

Mark Roberts, Chief Administrative Officer, provided a verbal overview of the Staff Report.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Receive for information the 2022 Fourth Quarter Report to the Community highlighting the work and accomplishments of the City between October 1 and December 31, 2022.

CARRIED

K. BYLAWS & PERMITS

K.1 Official Community Plan and Zoning Amendment Application for 19049 Mitchell Road

Colin O'Byrne, Manager of Planning, presented an overview of the Staff Report.

Council members participated in a roundtable discussion.

It was **MOVED** and **SECONDED** THAT Council:

- A. Grant third reading to Official Community Plan Amendment Bylaw No. 2930, 2022; AND
- B. Grant third reading to Zoning Amendment Bylaw No. 2929, 2022; AND
- C. Require the following conditions be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2929, 2022;
 - 1. Payment of \$4,500 Residential Amenity Contribution as offered by the developer.

DEFEATED

Councillor Meachen voted in the affirmative.

K.2 Rezoning Application for 11898 Baynes Road

Colin O'Byrne, Manager of Planning, presented an overview of the Staff Report.

It was **MOVED** and **SECONDED** THAT Council:

- A. Approve amendments to Zoning Amendment Bylaw No. 2932, 2022 as presented at the February 7, 2023 meeting.

CARRIED

Councillor Manion voted in opposition.

L. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

M. NOTICE OF CLOSED MEETING

It was **MOVED** and **SECONDED** THAT the Strategic Planning Session for City Council scheduled for February 23-24, 2023 be closed to the public as the subject matter being considered relates to labour relations, land improvements, the proposed provision of municipal services, and inter-governmental negotiations under sections 90.1 (c), (e), (k) and 90.2 (b) of the Community Charter.

CARRIED

N. QUESTION AND COMMENT PERIOD

The following members of the public engaged in Question & Comment Period:

Dan Kosicki, Pitt Meadows - regarding the City's position on the investigation associated with the Pitt Meadows Community Foundation.

O. COUNCIL PRIORITIES

P. ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer