

Minutes of the **REGULAR MEETING** of Pitt Meadows City Council held on **Tuesday, October 6, 2020** at 7:00 p.m. by Video Conference.

PRESENT via Video Conference

Elected Officials: Mayor B. Dingwall
Councillor M. Hayes
Councillor N. MacDonald
Councillor B. Meachen
Councillor T. Miyashita
Councillor G. O'Connell
Councillor A. Simpson

Staff: M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
A. Berry, Director of Planning & Development

A. CALL TO ORDER

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

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the October 6, 2020 Regular Meeting of Council be approved.

CARRIED.

D. QUESTION AND COMMENT PERIOD

The following members of the community engaged in Question and Comment Period:

Merle Ransom, Pitt Meadows – Regarding the development application for 19072 Advent Road. (by telephone)

E. ADOPTION OF MINUTES

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

- (1) September 29, 2020 Special Pre-Closed Meeting of Council.
- (2) September 29, 2020 Regular Meeting of Council.

CARRIED.

F. ANNOUNCEMENTS

1. None.

G. CELEBRATE PITT MEADOWS

1. None

H. DELEGATIONS AND PRESENTATIONS

1. None.

I. PUBLIC HEARINGS

1. None

J. CONSENT AGENDA

It was **MOVED** and **SECONDED** THAT the following items be received into the record and respective Staff recommendations, where applicable, be approved by Council:

1. Caring for the Air 2020, Metro Vancouver's Report on Air Quality and Climate Change

Letter received from Metro Vancouver dated September 23, 2020 in an effort to increase public engagement and understanding of air quality and climate change issues.

Item J (1) was pulled for discussion.

It was **MOVED** and **SECONDED** THAT Council direct Staff to forward a letter to Metro Vancouver advocating for air quality testing for railway traffic within the metro area.

CARRIED.

After discussion, it was **MOVED** and **SECONDED** THAT item J(1) be received into the record, and it was:

CARRIED.

K. STAFF/OTHER REPORTS**1. 2020 Housing Needs Assessment Grant Application (File: 6040-20)**

Anne Berry, Director of Planning & Development, provided a verbal overview of the Staff Report.

Highlights of the overview included:

- Existing and anticipated housing supply;
- Public report would include a statement of needs in community;
- Grant application is for \$30,000;
- Application deadline of October 16, 2020.

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

- A. Approve the City's submission of an application for the 2020 Housing Needs Assessment Grant; AND
- B. Affirm the City's willingness to provide overall grant management should the City's application be successful.

CARRIED.

2. Reconsideration of Hours of Operation for Soil Removal and Fill Deposit Permit for 17960 Fraser Dyke Road

Mayor Dingwall opened the discussion and provided context for his request for Council to reconsider the operational hours as approved at the September 29, 2020 Regular Meeting for the soil removal and fill deposit permit issued to 17960 Fraser Dyke Road.

Excerpt from the minutes of the September 29, 2020 Council meeting:

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

A. Approve the issuance of a Soil Removal and Fill Deposit Permit for 17960 Fraser Dyke Road to remove 15,000m³ of peat/sand and deposit 25,500m³ of fill, with the following conditions:

...(A.2) Prohibiting filling activities on Saturdays, Sundays and statutory holidays and restricting

operations to the hours between 7:00 a.m. and 5:00 p.m. any other day of the week.

*Before the question was called, it was **MOVED** and **SECONDED** to AMEND item A.2 to read as follows:*

*Prohibiting filling activities on Saturdays, Sundays and statutory holidays and restricting operations to the hours between 7:00 a.m. and **4:00 p.m.** any other day of the week.*

CARRIED.

The question was then called on the main AMENDED motion and it was:

CARRIED.

Council then participated in a round table discussion, where the following points were raised:

- Importance of consistency and equity;
- Need for overall Policy review;
- Potential implications for reduction of hours;
- Request Staff report back to Council with an update on site progress after six months;
- Placement of speed reader board; and
- Increased RCMP speed enforcement in area.

Council then reconsidered the amending motion as above:

It was **MOVED** and **SECONDED** THAT Council AMEND item A.2 to read as follows:

A.2 Prohibiting filling activities on Saturdays, Sundays and statutory holidays and restricting operations to the hours between 7:00 a.m. and 4:00 p.m. any other day of the week.

DEFEATED.

Councillor O'Connell and Simpson voted in the affirmative.

As a result, the operating hours for the fill permit for 17960 Fraser Dyke Road reverted back to the hours moved in the original main motion, which was 7:00 a.m. to 5:00 p.m.

L. BYLAWS & PERMITS**1. Repeal of Obsolete Advisory Design Panel Bylaw (File: 01-0360-01)**

Kate Barchard, Corporate Officer, provided a verbal overview of the outdated bylaw that has now been replaced by the Advisory Design Panel Committee's Terms of Reference.

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

- A. Grant first, second, and third readings to Advisory Design Panel Repeal Bylaw 2873, 2020.

CARRIED.

2. Land Use Contract No. 15 Bylaw Amendment Application for 12149 Harris Road (File: 3360-20-2020-03)

Anne Berry, Director of Planning & Development, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 1 and forms part of the original minutes.

Highlights of the presentation included:

- Overview of the property;
- History of Land Use Contracts;
- Proposed use;
- Alignment with Child Care Needs Assessment; and
- Staff comments.

Council participated in a roundtable discussion with the following points being raised:

- Preference for dedicated parking;
- Traffic, and safety concerns;
- Concerns of lack of play space;
- Clarification on the role of Fraser Health; and
- Great location – walkable, near transit, near multi-family dwellings.

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

- A. Grant first and second readings to Land Use Contract No. 15 Authorization Amendment Bylaw No. 2870, 2020; AND
- B. Schedule a public hearing for an upcoming Regular Council Meeting.

CARRIED.

3. Rezoning Application for 19072 Advent Road (File: 3360-20-2020-01)

Anne Berry, Director of Planning & Development, provided an update to the application including a PowerPoint presentation which is included as Attachment 2 and forms part of the original minutes.

Highlights of the presentation included:

- Overview of the application and site;
- OCP designation;
- Proposal for a 7 unit townhouse development;
- Updated proposal identifies lower height than previous application;
- Comparison to previous application;
- Implementation of a tree protection covenant;
- Relative OCP policies; and
- Outline of public notification – to date, four submissions in opposition.

Ash Grewal, Ridge Peak Development, outlined that the 7 unit townhomes would be lower cost and less land use than 6 individual rancher style homes.

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

- A. Refer to staff to request the developer propose a second option and host a public information session in order to gather public feedback on both options.

Before the question was called, it was **MOVED** and **SECONDED** THAT Council **AMEND** the motion to include language expanding the notification radius for the public information session to include residences

at the east end of Advent through to Harris Road and from Advent Road north to the CP tracks.

CARRIED.

The question was then called on the main amended motion, THAT Council:

- A. Refer to staff to request the developer propose a second option and host a public information session in order to gather public feedback on both options;
- B. Direct staff to expand the notification radius referenced on the map to include properties at the east end of Advent through to Harris Road and from Advent Road north to the CP tracks.

CARRIED.

4. Repeal and Replace Original Board of Variance Bylaw No. 1447, 1992

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

- A. Adopt Board of Variance Bylaw No. 2861, 2020.

CARRIED.

5. 2021 Permissive Property Tax Exemption (File: 05-1900-05/20)

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

- A. Grant first, second and third readings to the City of Pitt Meadows 2021 Tax Exemption Bylaw No. 2872, 2020.

CARRIED.

M. COUNCIL LIAISON REPORTS

Council provided updates on recent community involvement and events.

N. NOTICE OF CLOSED MEETING

None.

O. QUESTION AND COMMENT PERIOD

No members of the public participated in Question and Comment Period.

P. ADJOURNMENT

The meeting was adjourned at 8:49 p.m.

Signed:

Certified Correct:

Bill Dingwall, Mayor

Kate Barchard, Corporate Officer