

THE CORPORATION OF DELTA

REGULAR MEETING of Delta Municipal Council to be held Monday, November 19, 2007 at 4:00 p.m. in the Council Chamber of the Delta Municipal Hall, 4500 Clarence Taylor Crescent, Delta, British Columbia.

AGENDA

AFTERNOON SESSION – 4:00 pm

RESOLUTION TO ENDORSE THE AGENDA OF THE COMMITTEE OF THE WHOLE

RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

**OCP Rez 7445 –
120 St (Parmar)
(A.01)**

Report by the Community Planning and Development Department dated October 2, 2007 regarding Official Community Plan Amendment, Rezoning, Development Permit and Development Variance Permit – 7445 – 120 Street (Parmar). (File: LU05149 & B/L's 6413 & 6414)

At the November 5, 2007 Regular Meeting, the following motion by Councillor Kanakos, seconded by Councillor Hawksworth, was postponed in order that the applicant be invited, to provide additional information and address the issues raised at the November 5, 2007 meeting.

- A. *THAT first and second readings be given to Bylaw No. 6413, 2007. (This bylaw would amend "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985" for the property at 7445 – 120 Street as follows:*
 1. *by changing the land use designation in the Future Land Use Plan in Schedule A from Multi-Unit Residential (MR) to Town Centre (TC);*
 2. *by changing the land use designation in the North Delta Future Land Use Plan in Schedule C.1 from Medium Density Ground Oriented Residential (MGR) to Mixed-Use (North Delta) 4 (MU(ND)4); and*
 3. *by designating the subject property as part of the Scott Road Corridor (SRC) Development Permit Area, and amending Map Ilc North Delta in Schedule E accordingly.)*
- B. *THAT the Official Community Plan, as amended, be confirmed as being consistent with the Current Financial Plan, and the Liquid and Solid Waste Management Plans, as required by the Local Government Act.*
- C. *THAT the consultation process for Bylaw No. 6413 described in this report be approved in accordance with Section 879 of the Local Government Act.*
- D. *THAT first and second readings be given to Bylaw No. 6414, 2007. (This bylaw would amend "Delta Zoning Bylaw No. 2750, 1977" to rezone the property at 7445 – 120 Street from RM1 Multiple Family (Duplex) Residential Zone to CD 344 zone to permit the development of a four-storey mixed-use building with 51 residential units and one storey (ground floor) of commercial.)*
- E. *THAT Development Permit No. LU05149 be considered. (This Development Permit would regulate the form and character of the proposed mixed use development, generally in accordance*

with the attached drawings.)

- F. *THAT Development Variance Permit No. LU05149 be considered. (This Development Variance Permit would vary Part X of "Delta Zoning Bylaw No. 2750, 1977" to waive the Special Setback from the centre line of 120 Street in order to permit the proposed mixed-use building; and vary Section 5.2 of Delta's "Subdivision and Development Standards Bylaw No. 5100, 1994" to allow acceptance of cash-in-lieu of underground electrical and telecommunication wiring on 120 Street.)*
- G. *THAT Bylaws 6413 and 6414, Development Permit No. LU05149, and Development Variance Permit No. LU05149 be referred to a Public Hearing.*
- H. *THAT the owners satisfy the following requirements as a condition of final bylaw adoption and permit issuance:*
1. *Enter into a Section 219 Restrictive Covenant for building design and landscaping, to the satisfaction of the Director of Community Planning & Development;*
 2. *Enter into a Section 219 Restrictive Covenant to ensure that, before a Strata Subdivision Plan can be registered, the owners will provide cash in lieu of open space in the amount of five percent of the value of the land,*
 3. *Provide water meters;*
 4. *Develop a tree replacement strategy to the satisfaction of the Director of the Community Planning & Development Department; and*
 5. *Provide \$4,500 to cover the cost for the purchase, installation and establishment of nine street trees (\$500/tree).*
- I. *THAT all measures to protect trees on the subject site and on adjacent public property be reviewed and inspected by Delta staff and deemed acceptable prior to the issuance of a building permit/demolition permit.*
- J. *THAT the Mayor and Municipal Clerk be authorized to sign all documents pertaining to this development.*

Accordingly the applicant will be in attendance to provide information and respond to questions of Council.

- Yashpal Parmar

- Lance Barnett - Barnett, Dembek Architects

RESOLUTION TO ADJOURN

EVENING SESSION – 7:00 P.M.

B. DELEGATIONS / PRESENTATIONS

Delta Hospital Foundation (B.01)

Presentation by the Delta Hospital Foundation regarding status of fundraising activities for Delta Hospital.

- Delegation: - Teresa Cooper, Executive Director
 - Stephen Millen, Chair

Deltaport Liaison Committee (B.02)

Presentation by Representatives of the Deltaport Liaison Committee regarding its activities and the Deltaport Third Berth Table of Commitments.

The following reports (previously considered) refer:

- Reports by the Human Resources & Corporate Planning Department dated [July 19, 2007](#) and [September 18, 2007](#)
- Memorandum by the Director of Human Resources & Corporate Planning dated [October 22, 2007](#)

- Delegation Charles Holmes, Committee Moderator

Other members of the Committee will also be in attendance.

RESOLUTION TO RISE FROM THE COMMITTEE OF THE WHOLE

RESOLUTION TO ADOPT THE RESOLUTIONS OF THE COMMITTEE OF THE WHOLE

ITEMS ARISING FROM IN-CAMERA MEETING OF NOVEMBER 5, 2007

No items for this meeting.

C. RECEIPT AND APPROVAL OF MINUTES

- (C.01) Regular Meeting – November 5, 2007

- (C.02) Advisory Committee Minutes:
 • Joint Family Court Committee – November 6, 2007

D. UNFINISHED BUSINESS / VERBAL UPDATES

Aircraft Routings over Delta (NAV Canada) (D.01)

Verbal update by the Director of Human Resources and Corporate Planning regarding Aircraft Routings over Delta.

The following correspondence refers:

- Letter by Mayor Jackson to John Crichton, President & CEO – NAV Canada dated November 2, 2007
- Norma Goldie dated November 7, 2007
- Glen Evickson dated November 9, 2007
- Don Pitcairn dated November 12, 2007
- Gayle Farrell dated November 13, 2007
- Mark Warwarick dated November 15, 2007

Seasonal Farm Worker Housing Bylaw 6600 (D.02)

Report by the Community Planning & Development Department dated November 13, 2007 regarding Seasonal Farm Worker Housing. (File: P07-08 & B/L 6600)

At the November 5, 2007 Regular Meeting, Council considered an earlier report by the Community Planning and Development Department dated [October 24, 2007](#) regarding the same topic. The following motion by Councillor Engelland, seconded by Councillor Huntington, was postponed to this meeting to allow sufficient time for a staff presentation and more complete discussion.

- A. *THAT draft Bylaw No. 6600 be referred to a Public Information Meeting.*

B. THAT staff report back to Council with feedback from the Public Information Meeting and the draft bylaw amended as appropriate.

The report dated November 13, 2007 supersedes and is intended to replace the earlier report dated October 24, 2007.

- Presentation

Marcy Sangret, Environmental & Agricultural Planning Manager

--Bylaw 6600

DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (SEASONAL FARM WORKER HOUSING P07-08) BYLAW NO. 6600, 2007

**VPA Highway 17
Improvements
Update (D.03)**

Report by the Engineering Department dated October 31, 2007 regarding Highway 17 Vancouver Port Authority Highway #17 Improvements – Status Update. (File: 6.5.4.501.2)

At the November 5, 2007 Regular Meeting, the following motion by Councillor Hamilton, seconded by Councillor Hawksworth was postponed to this meeting to allow sufficient time for a staff presentation and more complete discussion.

- A. *THAT the Vancouver Port Authority Highway 17 Improvements - Status Update be received for information.*
- B. *THAT Delta's request to have the Vancouver Port Authority construct an eastbound Ladner Trunk Road lane extension at this time be reaffirmed.*
- C. *THAT should the Vancouver Port Authority choose not to proceed with an eastbound Ladner Trunk Road lane extension at this time, then the Vancouver Port Authority confirm its commitment to provide this lane extension should the eastbound capacity not be as good or better than prior to commencement of the works.*

Presentation: Ian Radnidge, Director of Engineering

E. BYLAWS

BYLAWS FOR FIRST AND SECOND READINGS AND REFERRAL TO PUBLIC HEARING

**Arthur Drive
Heritage Cons.
Area &
Streetscape
Improv. (E.01)**

Report by the Community Planning and Development Department dated November 7, 2007 regarding Arthur Drive Heritage Conservation Area & Streetscape Improvements. (File: P07-05 & B/L's 6627 & 6628)

-- Bylaw 6627

THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (ARTHUR DRIVE HERITAGE CONSERVATION AREA – P07-05) BYLAW NO. 6627

-- Bylaw 6628

THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (ARTHUR DRIVE POLICY AMENDMENTS – P07-05) BYLAW NO. 6628, 2007

**OCP Amend,
Rezone, DVP
11430 – 81A Ave
(E.02)**

Report by the Community Planning and Development Department dated October 30, 2007 regarding Official Community Plan Amendment, Rezoning and Development Variance Permit at 11430 – 81A Avenue (Bhatti). (File: LU005088 & B/L's 6570 & 6571)

-- Bylaw 6570

THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (BHATTI – LU005088) BYLAW NO. 6570, 2007

--Bylaw 6570

DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (BHATTI – LU005088) BYLAW NO. 6571, 2007

**OCP Amend,
Rezone, DVP
7714 – 118 St.
(E.03)**

Report by the Community Planning and Development Department dated November 9, 2007 regarding Official Community Plan Amendment, Rezoning, Development Variance Permit, and Subdivision at 7714 – 118 Street (Watson and Barnard). (File: LU005320 and B/L's 6621 & 6622)

-- Bylaw 6621

THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (WATSON & BARNARD – LU005320) BYLAW NO. 6621, 2007

-- Bylaw 6622

DELTA ZONING BYLAW NO. 2750, 1977 AMENDMENT (WATSON & BARNARD – LU005320) BYLAW NO. 6622, 2007

Parks and Rec.

**Fees & Charges
Bylaw 6637 (E.04)**

-- Bylaw 6637

Report by the Parks, Recreation and Culture Department dated October 22, 2007 regarding Delta Parks Recreation Fees and Charges Bylaw No. 6637, 2007. (File: 54000-2 & B/L 6637)

DELTA PARKS AND RECREATION FEES AND CHARGES BYLAW
NO. 6637, 2007

F. REPORTS**COMMITTEE REPORTS****S. Fraser Family
Court / Youth
Justice
Committee (F.01)**

Memorandum by Sherry Baker, Chair, South Fraser Family Court and Youth Justice Committee dated November 9, 2007 regarding Request for Support and Commitment to Clarify and Streamline the Flow of Information Between Provincial Ministries and Government Departments and Primary Caregivers Responsible for a Child's Health, Safety, Education and Behaviour.

ADMINISTRATIVE REPORTS**FOR DISCUSSION****Delta Sports Hall
of Fame (F.02)**

Report by the Parks, Recreation and Culture Department dated November 7, 2007 regarding Delta Sports Hall of Fame Municipal Plaza Proposal. (File: 1400-1)

**FVRL 2008
Municipal Appts.
(F.03)**

Report by the Human Resources & Corporate Planning Department dated November 1, 2007 regarding 2008 Municipal Appointments to Fraser Valley Regional Library Board.

**Contract Award:
Trenchless
Rehab Program
(F.04)**

Report by the Engineering Department dated November 6, 2007 regarding Trenchless Rehabilitation Program Contract No. ENG 06-506. (File: ENG 06-506)

**SFPR Impact on
Heritage Sites
(F.05)**

Report by the Community Planning and Development Department dated October 30, 2007 regarding Impact of the South Fraser Perimeter Road on Delta's Heritage Sites.

Report by the Heritage Advisory Commission dated November 14, 2007 refers.

**DVP – 10302 Main
Street (F.06)**

Report by the Community Planning and Development Department dated November 7, 2007 regarding Development Variance Permit – 10302 Main Street (Bains). (File: LU005402)

**Ladner Housing
Cap (F.07)**

Report by the Community Planning and Development Department dated November 9, 2007 regarding Ladner Housing Cap & Development Permit Area for Single Family Homes. (File: P07-11 & B/L 6617)

Memorandum by the Director of Community Planning and Development dated November 16, 2007 refers.

**Tunnel Town
Curling Club
(F.08)**

Report by the Parks, Recreation and Culture Department dated November 9, 2007 regarding Tunnel Town Curling Club – Letter of Support for Gaming Application. (File: 54000-30)

G. MOTIONS ON NOTICE**Carbon Offset
Program (G.01)**

At the November 5, 2007 Regular Meeting, Councillor Kanakos provided the following Notice of Motion:

WHEREAS in Delta's normal course of business our staff and Council undertake activities which cause carbon emissions; one such example would be travel by airplane;

WHEREAS organizations such as Zerofootprint facilitate the

offsetting of carbon emissions;

WHEREAS organizations such as Zerofootprint also facilitate projects funded through the offsetting of funds, for example, reforestation is being funded in Maple Ridge;

BE IT RESOLVED THAT staff prepare a report for Council outlining how Delta can participate in a carbon offset program, to deal with our air travel;

FURTHER THAT this report include information for Council regarding being the recipient of a program such as Zerofootprint.

H. CORRESPONDENCE

RESPONSE ITEMS - PREVIOUS COUNCIL ACTIONS

Van Is Trans. Reinf Project – Eelgrass Comp Work at Roberts Bank (H.01)

Correspondence from Tim Jennings, Project Manager, BC Transmission Corporation dated November 6, 2007 regarding Vancouver Island Transmission Reinforcement Project Eelgrass Compensation Work at Roberts Bank.

Letter by George Harvie, CAO dated October 31, 2007 refers.

ACTION ITEMS

Kemess North Project (H.02)

Correspondence from Dan M. Jepsen, President & CEO, Association for Mineral Exploration British Columbia dated November 2, 2007 regarding Kemess North Project – Sustainability of Northern Economics.

Fraser River Concerns (H.03)

Correspondence from Mary-Lynn Burke dated November 6, 2007 regarding Fraser River in Dire Straits, Drowning in its Own Silt.

The following correspondence refers:

- Sally Holland dated November 5, 2007
- Joyce Holland dated November 4, 2007
- John Roscoe dated November 6 and November 7, 2007
- Barbara de Jong dated November 7, 2007
- Mark Erdman, Manager of Public Affairs, Fraser River Port Authority dated November 15, 2007

The following background material (previously considered) also refers:

- The Honourable John Les, Minister of Public Safety & Solicitor General dated June 12, 2007
- The Honourable Pat Bell, Minister of Agriculture & Lands dated May 1, 2007
- Letter by Mayor Jackson to The Honourable John Les, Minister of Public Safety & Solicitor General dated March 26, 2007
- The Honourable Pat Bell, Minister of Agriculture and Lands dated March 26, 2007
- Letter by Mayor Jackson to The Honourable Barry Penner, Minister of Environment dated March 26, 2007

Request for Endorsement for Fishing Conservation (H.04)

Correspondence from Rob Matthies, Solar Power Roadshow dated November 1, 2007 regarding Request for Endorsement for Fishing Conservation Activity.

FCM, Local Joint Comm Mtg re Community

Correspondence from Councillor Judy Higginbotham, City of Surrey received November 7, 2007 regarding Federation of Canadian Municipalities / Local Joint Committee Meeting on Community

Corrections (H.05) Corrections – Notification of Upcoming Meeting.

Symposium on Energy & Environment (H.06) Correspondence from Mayor Richard Walton, District of North Vancouver dated November 6, 2007 regarding Mayor's Initiative for a Local Government Symposium on Energy & the Environment.

INFORMATION ITEMS

“Board in Brief” (H.07) Brief of actions taken by the GVRD Board of Directors at its meeting on October 5, 2007.

Correspondence for Information (External) (H.08) 15 items of external correspondence for information circulated to Council as of November 14, 2007.

I. NOTICE OF MOTIONS

J. ENQUIRIES, OTHER MATTERS AND NEW BUSINESS

RESOLUTION TO TERMINATE