Minutes of the Executive Committee meeting of the Council of the City of Abbotsford
held April 30, 2001, at 1:00 p.m. in the Matsqui Centennial Auditorium

Council Present: Mayor G. Ferguson; and Councillors E. Fast (part), S. Gibson, M. Gill,
G. Peary, J. Redekop, P. Ross, and C. Wiebe

Staff Present: Director of Administration - T. Strong; and Recorder - T. Harder

Staff Present for a Portion of the Meeting: City Manager - G. Guthrie; Director of
Corporate Services - D. Bottrill; Manager of Financial Services - J. Lewis; Manager,
Budget and F.I.S. - J. Trueman; Purchasing and Risk Manager - K. Fletcher; Accountants
- T. Badyal and S. Musil-Blasby; Financial Systems Analyst - M. Veenbaas; Director of
Engineering - E. Regts; Operations Manager - J. Gordon; Manager, Utilities - R. Bomhof;
Manager, Transportation and Drainage - A. Kastelein; Project Engineer - P. Blaker;
Development Engineer - E. Clark; Roads Superintendent - R. Laxton; Utilities and
Sanitation Superintendent - L. Stein; Maintenance Planner - G. Taylor; Director of Parks
and Recreation - M. Taylor; Acting Director of Development Services/Manager, Current
Development - G. Boyle; Manager, Community Planning - W. Gordon; Economic
Development Manager - J. Teichroeb; and Manager, Property Services - S. Wong

Media Present: Aldergrove Star (part), The News (part), Shaw Communications Inc., and
The Times (part)

Public Present: 30+

1. CALL TO ORDER

Mayor Ferguson called the meeting to order at 1:00 p.m.

2. ADOPTION OF MINUTES

Executive Committee Meeting Minutes - April 9, 2000

Moved by Councillor Gill, seconded by Councillor Wiebe,
that the minutes of the Executive Committee meeting of
Council held April 9, 2000, be adopted.

E124-2001 CARRIED.
3. BUSINESS OUT OF MINUTES

.1 Proposed Matsqui Village Pool Closure - Reconsideration

Council members discussed the recent Parks and Recreation proposal to close Matsqui Village Pool, which was in response to an operations review indicating that costs to operate, maintain, and repair the facility would total $90,000 in 2001. Subsequent to a presentation to the Regular Council meeting of April 2, 2001, a meeting was held with residents on April 23, 2001, who appealed to Council to keep Matsqui Village Pool open.

Moved by Councillor Wiebe, seconded by Councillor Ross, that the Matsqui Village Pool facility remain open.

Council comments related to the availability of funds to cover costs associated with keeping the Matsqui Village Pool open. It was suggested that a committee be established to determine options to ensure the pool’s financial viability, i.e. increased user fees/decreased hours of operation, and to develop a marketing/promotion plan for Matsqui Village Pool.

Staff advised that funding required to keep Matsqui Village Pool open to the public was not included in the City’s financial plan; however, options for additional efficiencies, within the existing budget, would be explored by staff.

The motion was then put and

E125-2001 CARRIED.

4. DELEGATIONS

.1 R. Paxion, KPMG - 2000 Consolidated Financial Statements

R. Paxion, KPMG, highlighted the City of Abbotsford’s 2000 Consolidated Financial Statements. The audit had been conducted in accordance with Canadian generally-accepted auditing standards, which required planning and performing an audit in order to obtain reasonable assurance whether the financial statements were free of material misstatement. The audit examined evidence supporting amounts and disclosures in the financial statements, assessed accounting principles used and significant estimates made by management, and evaluated the overall financial statement presentation.
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Moved by Councillor Gibson, seconded by Councillor Gill, that the delegation of R. Paxion, KPMG, reviewing the City of Abbotsford’s 2000 Consolidated Financial Statements, be received.

E126-2001 CARRIED.

.2 C. Burrell and F. Latham, Abbotsford Arts Council - British Columbia Arts and Culture Week - April 23 to 27, 2001 - Unity Statue Project Funding Request

C. Burrell and F. Latham, on behalf of the Abbotsford Arts Council, summarized events held during British Columbia Arts and Culture Week, April 23 to 27, 2001, including the dedication ceremony of the Unity Statue. Future plans for the statue project included landscaping, pathways, and additional plaques on the base. Ms. Burrell noted that, while substantial funds had been raised for the Unity Statue Project, a $24,000 shortfall existed. She requested that the City provide bridge financing, for up to 12 months, pending grants anticipated from the Provincial and Federal Governments and other sources.

Moved by Councillor Peary, seconded by Councillor Wiebe, that the delegation of C. Burrell and F. Latham, Abbotsford Arts Council, discussing events held during British Columbia Arts and Culture Week, April 23 to 27, 2001, be received; and the City of Abbotsford provide a loan to the Abbotsford Arts Council, in the amount of $24,000, for up to 12 months.

Those Council members speaking against the resolution, while supportive of the Arts Council and its initiatives, pointed out that the City had already donated approximately $16,000 in-kind services towards the Unity Statue project; cautioned against the City financing community organizations, which may encounter repayment difficulties; and encouraged the Arts Council to seek alternative funding methods. Those in favour of the request, however, commented that the Unity Statue was a significant asset to the City; cited examples of other community organizations to which the City had provided, and been repaid, bridge funding; and emphasized that any monies advanced to the Arts Council for the project would be repaid within 12 months.

Staff clarified that the Local Government Act allows Council to provide such financial assistance, subject to certain requirements, and funds could be allocated from the City’s contingency fund.

The motion was then put and

E127-2001 CARRIED.

Opposed: Councillors Fast, Gibson, and Gill
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Engineering Services - 2000 Year-end Report (5260-02)

Report No. ENG 17-2001 dated April 20, 2001, from the Director of Engineering, presented the 2000 Year-end Report for the Engineering Department. Outlined was the City’s progress with respect to waterworks, roads and drainage, sewer and sanitation, buildings and construction, mechanical, and dyking, drainage, and irrigation. Projects included: studies regarding the use of the Harrison Lake water supply; expansion of the J.A.M.E.S. Treatment Plant; discussions with the Ministry of Transportation and Highways regarding Highway No. 11, and Sumas First Nation for the use of Sumas Mountain Road through Kilgard Reserve; negotiations with the B.C. Transportation Financing Authority regarding the Mt. Lehman Interchange; and the creation of a new Development Cost Charge program.

The Maintenance Planner presented a series of slides depicting various 2000 Engineering activities, including: the Sandon Drive pressure reducing station; Mt. Lehman Road extension; bridge maintenance and repair; road works; refurbishing of City vehicles; ditch cleaning; and roadside mowing.

Moved by Councillor Gibson, seconded by Councillor Fast, that Report No. ENG 17-2001 dated April 20, 2001, be received from the Director of Engineering, presenting the Engineering Services 2000 Year-end Report.

E128-2001 CARRIED.

Councillor Fast declared a conflict of interest with the following item, and was excused from the meeting at 2:29 p.m.

5. REPORTS

5.2 DEVELOPMENT SERVICES

1 Rossdown Farms, 3717 Ross Road - Accessory Full-time Employee Residential Use Application (3070-20/T00-23)

In Report No. DEV 72-2001 dated April 24, 2001, the Acting Director of Development Services/Manager, Current Development, discussed the Rossdown Farms application to place a second dwelling on property located at 3717 Ross Road. Following input from the property owner, the Agricultural Select Committee had agreed to recommend to Council that, on the basis of the exceptionally large size of Rossdown Farms, a second dwelling be permitted on the property, provided that it would be occupied only by full-time farm help. Staff and the Agricultural Select Committee would continue to review second dwelling provisions for agricultural areas.
Moved by Councillor Gill, seconded by Councillor Redekop, that Report No. DEV 72-2001 dated April 24, 2001, be received from the Acting Director of Development Services/Manager, Current Development; and permission be granted to Rossdown Farms to place a mobile home, as an Accessory Full-time Employee Residential Use, on property located at 3717 Ross Road, subject to registration of a covenant requiring that the second dwelling may only be occupied by full-time farm help.

There was some Council concern regarding the requirement for a covenant; however, it was clarified that the applicant was in agreement with the provision.

The motion was then put and

E129-2001 CARRIED.

Councillor Fast returned to the meeting at 2:42 p.m.

.2 Abbotsford Racquets Club (Sneakers Sports Lounge), 2550 Yale Court - Liquor Licence Amendment Application (4300-20)

Moved by Councillor Fast, seconded by Councillor Wiebe that, as recommended in Report No. DEV 62-2001 dated April 24, 2001, from the Assistant Planner, the Liquor Control and Licensing Branch be advised that the City of Abbotsford does not have any objections to an outdoor patio endorsement for the existing “A” Lounge Licence at Abbotsford Racquet Club (Sneakers Sports Lounge), 2550 Yale Court.

E130-2001 CARRIED.

.3 Liquor Licensing Changes and Public Consultation (4300-00)

In Report No. DEV 69-2001 dated April 24, 2001, the Acting Director of Development Services/Manager, Current Development, highlighted new Liquor Control and Licensing Branch regulations, which permit pubs, lounges, and cabarets to apply to increase their licensed capacity to bring it in line with building occupancy loads, or to increase current capacity by 50%, whichever is less. Restaurants could apply for Designated Food Optional (D.F.O.) areas, where liquor could be served without food. No more than 10% of current licensed capacity, up to a maximum of 20 seats, could be designated as D.F.O. seats. Options for determining community impact were reviewed, which included staff reviews, public hearings, or referenda.
With respect to D.F.O. applications, some Council members maintained that, since there would be no increase in seating areas, and given the tourism industry’s strong support of D.F.O areas in restaurants, public hearings should not be required for these types of applications. Other Councillors believed, however, that Patron Capacity Increase and D.F.O. area applications should be dealt with consistently and public hearings should be required for both types of applications. One member cautioned that D.F.O. areas in restaurants may lead to seating capacity increase requests in the future.

Moved by Councillor Fast, seconded by Councillor Gibson, that Report No. DEV 69-2001 dated April 24, 2001, be received from the Acting Director of Development Services/Manager, Current Development; and (1) the City’s existing policies, with respect to liquor licensing applications, be reaffirmed; (2) public hearings be required for all Patron Capacity Increases and Designated Food Optional applications; and (3) a $900 fee be applied for P.C.I. and D.F.O. applications, with $600 refundable, if a public process does not occur.

E131-2001 CARRIED.

Opposed: Councillors Peary, Ross, and Wiebe

4 Trinity Television Inc., McKee Peak - Radio-communication Facility Installation (4500-03)

Report No. BLD 14-2001 dated April 24, 2001, from the Manager of Inspection Services discussed an application from Trinity Television Inc. to install a 30 m high self-supporting television broadcast tower, which would facilitate a new local television station serving the Lower Mainland. Notification had been sent to area residents, and three responses were received: two outlining concerns related to the potential impacts on future development of the area; and one from the Sumas First Nation, indicating that the subject area was of cultural significance. Given that McKee Peak, the highest peak on Sumas Mountain, was a major landmark in the City, staff cautioned that locating a tower on the site, and possibly overhead power lines, could compromise the natural beauty of the peak, the urban potential of Sumas Mountain, and future land use options for the peak.
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A. Lo, on behalf of Trinity Television Inc., advised that the non-profit organization was recently licensed to operate a local television station serving primarily Lower Mainland communities. He outlined efforts to determine the best location for a tower, which would meet the all safety and construction standards; emphasized that efforts would be made to ensure minimal environmental impacts; and indicated that any concerns of surrounding property owners, including those of the Sumas First Nation, either had been, or would be, addressed. A six-minute video, detailing the format of the proposed new television station, was viewed.

J. Heppner, Spectrum Engineering Services, on behalf of the applicant, provided details of the proposed radiocommunication tower, which would be in accordance with Industry Canada’s and Health Canada’s requirements.

W. Thiessen, President, Trinity Television Inc., highlighted the faith-based family-oriented television station proposed for the Fraser Valley, which would provide 24-hour per day programming. The station would have a strong emphasis on local issues and events.

S. Dunton, Columbia National Investments Ltd., who owned property immediately adjacent to the subject site, indicated strong support of the proposed radiocommunication tower on McKee Peak. He clarified access and servicing requirements, and disputed remarks that the proposal would compromise the urban potential and natural beauty of the area.

G.A. Kenny, owner of property located on McKee Peak, spoke to his submission dated April 30, 2001, outlining opposition to the proposed tower on McKee Peak. He believed that the facility would negatively impact the values of surrounding properties; cautioned that additional components could be placed on the proposed tower in the future; noted that other appropriate located were available; and commented on potential health issues related to the facility.

Also submitted, and read into the record, was a letter dated April 28, 2001, from J. Voth 1802 - 32330 South Fraser Way, noting that the proposed tower could potentially affect up to 650 prime home sites, and expressing concern that future increases in power transmission and additional radio transmitters would not require further local government or community input.

Moved by Councillor Gill, seconded by Councillor Peary, that the Executive Committee meeting recess. (4:35 p.m.)

CARRIED.

Opposed: Councillor Gibson, Redekop, and Ross
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The Executive Committee meeting reconvened at 5:14 p.m.

D. Squirrel, Acme Land Development Corp., noting that the Auguston Development lands would be most affected by a radiocommunication facility on McKee Peak, indicated support of the proposal.

City of Abbotsford residents, B. Vanderwal, L. Willms, D. Miller, and Surrey resident C. Mantie, spoke in favour of the high quality television proposed by Trinity Television.

Moved by Councillor Redekop, seconded by Councillor Fast, that Report No. BLD 14-2001 dated April 24, 2001, be received from the Manager of Inspection Services, and that the request by Trinity Television Inc., to install a radiocommunication facility (television broadcast tower) on McKee Peak, be supported, subject to no additional tower uses without Council approval and the power supply being limited to under/on-ground (no overhead).

One member of Council reiterated staff concerns that the proposed tower could negatively impact surrounding property values and urban potential. Others, while not necessarily opposed to the location of a radiocommunication tower on McKee Peak, indicated a preference for additional public input on the proposal.

The motion was then put and

E132-2001 CARRIED.

Opposed: Councillors Gill and Ross

5 "Sheridan Place" - 3700 Block Laburnum Avenue (East Side) - Street Name (5450-20)

Moved by Councillor Gibson, seconded by Councillor Redekop that, as recommended in Report No. DEV 65-2001 dated April 24, 2001, from the Assistant Planner, the new street located in the 3700 block of Laburnum Avenue (east side), be named "Sheridan Place".

E133-2001 CARRIED.
.6 “Lariat Place” - 3200 Block Saddle Street (West Side) - Street Name (5450-20)

Moved by Councillor Wiebe, seconded by Councillor Fast that, as recommended in Report No. DEV 66-2001 dated April 24, 2001, from the Assistant Planner, the new street located in the 3200 block of Saddle Street (west side), be named “Lariat Place”.

E134-2001 CARRIED.

.7 Information Technology Companies/Industrial and Commercial Areas (6850-01)

In Report No. DEV 36-2001 dated April 25, 2001, the Manager, Community Planning, outlined a proposed amendment to Abbotsford Zoning By-law, 1996, to permit internet-based office uses in the Secondary Business Commercial Zone (C4), Light Industrial Zone (I1), and General Industrial Zone (I2). Input had been obtained from the real estate and development industries, as well as the Chamber of Commerce, regarding the proposed amendment.

In response to a Council concern, it was clarified that restricting information technology businesses in the I2 Zone to existing buildings would minimize the potential for conflict with other permitted uses in this zone, and preserve the limited inventory of I2-zoned lands for uses that could not be accommodated in any other zone.

Moved by Councillor Wiebe, seconded by Councillor Redekop that, as recommended in Report No. DEV 36-2001 dated April 25, 2001, from the Manager, Community Planning: (1) staff prepare and present an amendment to Abbotsford Zoning By-law, 1996, to: (a) include a definition for “information technology” use; (b) permit such use in the Neighbourhood Commercial Zone (C2), Community Commercial Zone (C3), Secondary Business Commercial Zone (C4), and City Centre Commercial Zone (C5) where “office use” is a permitted use; and (c) permit such use in existing buildings only in the General Industrial Zone (I2); and (2) the Mayor and Director of Administration be authorized to execute all documentation relating to this matter.

E135-2001 CARRIED.
.8 Official Community Plan Consultation Requirement (0135-20)

Moved by Councillor Fast, seconded by Councillor Ross, that Report No. DEV 70-2001 dated April 24, 2001, be received from the Assistant Planner; and (1) City procedures be amended, as outlined in the report, to reflect new statutory requirements of Section 879 of the Local Government Act; (2) all future staff reports relating to Official Community Plan amendments and reviews contain a recommendation on consultation options; and (3) staff review “in stream” Official Community Plan amendment applications impacted by Section 879 of the Local Government Act, and report further on what, if any, action, would be required to bring each application into conformance with the Act.

E136-2001 CARRIED.

.9 Abbotsford Community Energy Plan 2001 (6530-20)

Moved by Councillor Ross, seconded by Councillor Gill, that Report No. DEV 68-2001 dated April 25, 2001, be received from the Assistant Planner; and the proposed Community Energy Plan work plan, as outlined in the report, be endorsed.

E137-2001 CARRIED.

.10 Transit Product Retailers - Commission (8500-05)

Moved by Councillor Gill, seconded by Councillor Peary that, as recommended in Report No. DEV 49-2001 dated April 4, 2001, from the Manager, Community Planning, Abbotsford agents, who retail transit products on behalf of the Joint Abbotsford-Mission Transit Authority, be paid a 1% commission.

E138-2001 CARRIED
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5.2 CORPORATE SERVICES

.1 Quarterly Financial Report (1830-02)


E139-2001 CARRIED.

.2 By-law No. 1038-2001, Tax Rates By-law, 2001 (1970-02)

Moved by Councillor Redekop, seconded by Councillor Ross, that Report No. COR 11-2001 dated April 25, 2001, be received from the Director of Corporate Services, recommending a 2.7% tax increase, plus an additional 1% for debt reduction purposes, in order to fund the City’s Financial Plan; and that By-law No. 1038-2001, cited as “Tax Rates By-law, 2001”, proceed for three readings.

E140-2001 CARRIED.

.3 By-law No. 1041-2001, Urban Storm Drainage System Fee By-law, 2001 (1810-20)

Moved by Councillor Redekop, seconded by Councillor Ross, that Report No. COR 13-2001 dated April 23, 2001, be received from the Director of Corporate Services, recommending storm drainage user fees for the East Abbotsford area, and By-law No. 1041-2001, cited as “Urban Storm Drainage System Fee By-law, 2001”, proceed for three readings.

E141-2001 CARRIED.
.4 By-law No. 1042-2001, Industrial Waste By-law, 1999, Amendment By-law No. 2, 2001 (1810-01)

Moved by Councillor Redekop, seconded by Councillor Ross, that Report No. COR 7-2001 dated April 25, 2001, be received from the Manager of Financial Services, recommending increased industrial waste volume charges, in accordance with the four-year phased rate increase approved in 1999; and By-law No. 1042-2001, cited as “Industrial Waste By-law, 1999, Amendment By-law No. 2, 2001”, proceed for three readings.

E142-2001 CARRIED.

.5 Grant-in-Aid Task Force (1705-03)

In Report No. COR 8-2001 dated April 25, 2001, the Director of Corporate Services outlined a proposed framework of a grant-in-aid select committee, or task force, which would act as an advisory body reporting to Council. The mandate of the group would be to provide recommendations on fundamental policy issues related to financial planning changes, issues of on-going support versus one-time discretionary funding, and in-kind funding.

Moved by Councillor Redekop, seconded by Councillor Fast that, as recommended in Report No. COR 8-2001 dated April 25, 2001, from the Director of Corporate Services, a Grant-in-Aid Task Force be established, with representation by the Mayor, two Council members, and the Directors of Parks and Recreation and Corporate Services.

E143-2001 CARRIED.

.6 Audit Committee (1705-03)

Report No. COR 12-2001 dated April 23, 2001, from the Director of Corporate Services, reviewed a proposal for the establishment of an Audit Committee. The group, as an advisory body to Council, would oversee the City’s annual audit, which occurs in accordance with the Local Government Act. The Government Finance Officers’ Association recommended the establishment of an Audit Committee as a practical tool for local governments to use to enhance the independence of the auditor and the reliability of the financial statement audit.
Moved by Councillor Gibson, seconded by Councillor Redekop that, as recommended in Report No. COR 12-2001 dated April 23, 2001, from the Director of Corporate Services, an Audit Standing Committee be established, with representation by the Mayor, two Council members, and the Director, Corporate Services and Manager, Financial Services.

One member of Council preferred the option of the Executive Committee sitting as the Audit Committee.

The motion was then put and

E144-2001 CARRIED.

Opposed: Councillor Peary

Councillor Ross declared a conflict of interest with the following item, and was excused from the meeting at 6:24 p.m.

5.3 ENGINEERING

.1 Multi-unit Residential Complex Recycling Program - Update (5380-00)

Moved by Councillor Redekop, seconded by Councillor Fast, that Report No. ENG 21-2001 dated April 10, 2001, be received from the Manager, Utilities, providing an update on the multi-unit residential complex recycling program.

E145-2001 CARRIED.
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6. NEW BUSINESS

.1 Motion to Close

Moved by Councillor Gibson, seconded by Councillor Gill, that the April 30, 2001, Executive Committee meeting be closed to the public to consider matters related to Sections 242.2(1) (a), (c), (d), (e), (h), and (i) of the Local Government Act. (6:25 p.m.)

CARRIED.

Certified Correct:

Mayor

Director of Administration