

COUNCIL WORKSHOP AGENDA

January 23, 2017

10:00 a.m.

Blaney Room, 1st Floor, City Hall

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDERS

January 23, 2017

Closed Council

Committee of the Whole Meeting

following Workshop

1:00 p.m.

January 24, 2017

Council Meeting

7:00 p.m.

1. ***ADOPTION OF THE AGENDA***
2. ***MINUTES***
3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL***
4. ***MAYOR AND COUNCILLORS' REPORTS***
5. ***UNFINISHED AND NEW BUSINESS***
 - 5.1 **Remedial Action for the Demolition of Hazardous Buildings located at 12639 232 Street**

Staff report dated January 23, 2017 recommending the buildings at 12639 232 Street, Maple Ridge, BC be declared a hazardous condition and that the owner of the property be required to perform specified remedial action requirements within thirty days of delivery of a Council resolution.
 - 5.2 **Introduction of the Cultural Plan Consultant**
 - **Patricia Huntsman, Principal Culture & Communications**

5.3 Public Art Steering Committee

- **Update on Gateway Monument Project and Canada 150**
 - Susan Hayes, Chair
 - Yvonne Chui, Arts and Community Connections Manager

6. *CORRESPONDENCE*

7. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

Links to member associations:

- Union of British Columbia Municipalities (“UBCM”) Newsletter *The Compass*
 - <http://www.ubcm.ca/EN/main/resources/past-issues-compass/2016-archive.html>
- Lower Mainland Local Government Association (“LMLGA”)
 - <http://www.lmlga.ca/>
- Federation of Canadian Municipalities (“FCM”)
 - <https://www.fcm.ca/>

8. *MATTERS DEEMED EXPEDIENT*

9. *NOTICE OF CLOSED COUNCIL MEETING*

That the Council meeting immediately following this meeting be closed to the public pursuant to Section 90(1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

1. Personal information about an identifiable individual who holds or is being considered for a position on a Committee of Council.
2. Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

10. *ADJOURNMENT*

Checked by: _____

Date: _____

Rules for Holding a Closed Meeting

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) labour relations or employee negotiations;
- (d) the security of property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality;
- (f) law enforcement, if the council considers that disclosure might reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;
- (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]
- (m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection of subsection (2)
- (o) the consideration of whether the authority under section 91 (other persons attending closed meetings) should be exercised in relation to a council meeting.

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

- (a) a request under the Freedom of Information and Protection of Privacy Act, if the council is designated as head of the local public body for the purposes of that Act in relation to the matter;
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;
- (c) a matter that is being investigated under the Ombudsperson Act of which the municipality has been notified under section 14 [Ombudsperson to notify authority] of that Act;
- (d) a matter that, under another enactment, is such that the public must be excluded from the meeting;
- (e) a review of a proposed final performance audit report for the purpose of providing comments to the auditor general on the proposed report under section 23 (2) of the *Auditor General for Local Government Act* .

City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **DATE:** January 23, 2017

FROM: Chief Administrative Officer **Meeting:** Workshop

SUBJECT: Remedial Action for the demolition of hazardous buildings located at 12639 232 Street

EXECUTIVE SUMMARY:

The hazardous structures located on the property at 12639 232 Street (the "Property") are the subject of this remedial action order. In September 2016, the Bylaw Department received a complaint from the RCMP about squatters occupying the property. Staff attended this site on numerous occasions and requested that the Owners take steps to mitigate the hazardous conditions to the community by removing the dilapidated and unsafe structures.

Letters have been sent to the Owners from the Bylaw Department. The Fire Department has also been in touch with the Owners but as of this date the Owners have taken no action to resolve the situation. The current condition of the structures is a state of serious disrepair and some are in an unsafe condition and have been determined to be a fire hazard. One of the structures was burned in December 2016 and the Fire Department attended. All of staff's efforts to achieve compliance have met with negative results as the Owners have done nothing to remedy the situation.

As Council is aware, Section 73 and 74 of the *Community Charter* provides authority to Council to pass a Remedial Action Requirement requiring an owner or occupier of real property to take measures to deal with a hazardous condition or declared nuisance.

If a person with notice of this resolution wishes to request reconsideration of these requirements by Council, written notice of this request must be provided to the Manager of Legislative Services within 14 business days of that person receiving notice of the resolution.

In the event the owner or occupier has not performed all of the Remedial Action Requirements within the time provided for compliance after the resolution is delivered to them, the City may, by its own forces or those of a contractor engaged by the City, enter the Property and perform the Remedial Action Requirements.

If the City takes the above referenced action, the City may recover the expense from the owner, together with costs and interest, in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

Based upon the above referenced information on this, matter staff recommends that Council pass the following resolutions.

RECOMMENDATIONS:

1. That the buildings at 12639 232 Street., Maple Ridge, BC, legally described as PID 011-157-569, Lot 5, Section 20 Township 12 New Westminster District Plan 5467 be declared a hazardous condition within the meaning of paragraph 73 1 (a) of the *Community Charter*;
2. That the Owner of the Property is required to perform the following Remedial Action requirements:
 - i) Demolish the Structures, remove the foundations and all demolition materials from the site.
 - ii) Any excavation resulting from the demolition must be filled in to prevent water from ponding on the site.
 - iii) The owner must follow all Work Safe BC Hazardous Materials requirements for the safe removal of any and all hazardous materials in the structures.

In the event the Owners have not performed all of the Remedial Action requirements within thirty (30) days after notice of this resolution is delivered to the Owners, the City may, by its own forces or those of a contractor engaged by the City, enter the Property and perform the Remedial Action requirements.

If the City takes the above referenced action, the City may recover the expense from the Owners, together with costs and interest, in the same manner as municipal taxes in accordance with sections 17, 258, and 259 of the *Community Charter*.

If a person with notice of this resolution wishes to request reconsideration of these requirements by Council, written notice of this request must be provided to the Manager of Legislative Services within fourteen (14) business days of that person receiving notice of this resolution.

DISCUSSION:

a) Background Context:

Staff received a complaint regarding the property at 12639 232 St. in September of 2016. A subsequent inspection with a Fire Officer revealed the presence of several buildings that were in a state of serious disrepair with squatters living inside. The property was also very unsightly with garbage and rubbish. The Bylaw Officer instructed the squatters to leave which they did. A letter was then sent to the Owners of the property explaining the situation and asking them to remediate. The Fire Officer directed the Owners to fence around the buildings as a temporary measure to prevent occupation.

The Owners did not take any steps to correct the situation therefore the Bylaw Department arranged a clean-up of the rubbish and debris and the Fire Officer arranged to have the property fenced around the buildings.

Subsequent inspections by Bylaw and Fire Officers have revealed that squatters were still able to access the buildings and were apparently the cause of a fire in one of the buildings in December. At the beginning of January, the Fire Officer removed several propane cylinders, a

gas can and a wood burning fire pit. The Owners of the property have done nothing to rectify the situation and the buildings continue to pose a serious hazard to the community, especially in respect to potential fires.

a) Alternatives:

Council does not approve the Remedial Action resolution and provides staff with an alternative direction in dealing with this situation.

CONCLUSIONS:

The dilapidated buildings constitute a hazard to other property owners and to the community. City staff has given the Owners ample opportunity to resolve the situation but it appears that they do not intend to take any action in response to the problem. City staff recommends that Remedial Action Requirements as described in the Recommendation in this report be adopted.

“Original signed by Frank Quinn for R. MacNair”

Prepared by: R. MacNair
Manager of Bylaws and Licencing

“Original signed by Michael Van Dop”

Prepared by: Michael Van Dop
Deputy Fire Chief

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P.Eng
General Manager: Public Works and Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

/rm

Attachments:

Appendix I – Photos

APPENDIX I







