

City of Maple Ridge

COUNCIL MEETING MINUTES

November 13, 2018

The Minutes of the City Council Meeting held on November 13, 2018 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
A. Gaunt, Confidential Secretary

ABSENT

Councillor K. Duncan

Other staff as required

D. Pollock, Municipal Engineer
C. Goddard, Manager Development and Environmental Services
D. Hall, Planner 2
A. Kopystynski, Planner 2

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
The meeting was live streamed and recorded by the City of Maple Ridge

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2018-587

It was moved and seconded

That the agenda for the November 13, 2018 Council Meeting be approved as circulated.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

Minutes of the Regular Council Meeting of October 16, 2018

R/2018-588

It was moved and seconded

That the minutes of the Regular Council Meeting of October 16, 2018 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS***

601 **Ridge Meadows Special Olympics**

- Diane Stevenson
- Marc Fischer, Co-Local Coordinator

Mr. Fischer gave a PowerPoint presentation providing information on the Special Olympics Canada 2018 Summer Games. He introduced local participants in the Summer Games and spoke on their achievements during the competition. He highlighted the large number of athletics who participated in the Games and focused on individuals from Maple Ridge involved in the numerous sports.

650 ***QUESTIONS FROM THE PUBLIC*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of October 16, October 19, October 24, October 31 and November 2, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Agricultural Advisory Committee – September 27, 2018
- Community Heritage Commission – September 13, 2018

702 **Reports**

702.1 **October 20, 2018 Local Government Election Results**

Staff report dated November 13, 2018 providing results of the October 20, 2018 Local Government Election.

702.2 **October 20, 2018 Garbage and Green Waste Curbside Collection Plebiscite Results**

Staff report dated November 13, 2018 providing results of the October 20, 2018 Garbage and Green Waste Curbside Collection Plebiscite.

702.3 **Disbursements for the month ended September 30, 2018**

Staff report dated November 13, 2018 providing information on the disbursements for the month ended September 30, 2018.

702.4 **Disbursements for the month ended October 31, 2018**

Staff report dated November 13, 2018 providing information on the disbursements for the month ended October 31, 2018.

702.5 **2018 Council Expenses**

Staff report dated November 13, 2018 providing an update for Council expenses recorded to date.

703 **Correspondence**

704 **Release of Items from Closed Council Status**

R/2018-589

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Bylaws for Adoption

- 1001 **2014-106-RZ, 23882 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 7125-2014**
Staff report dated November 13, 2018 recommending adoption

To rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit subdivision into 11 single family lots not less than 315 m² in area.
Adoption

R/2018-590

It was moved and seconded

That Zone Amending Bylaw No. 7125-2014 be adopted.

CARRIED

- 1002 **Maple Ridge Freedom of Information and Protection of Privacy Bylaw No. 7415-2017**
To designate the Freedom of Information and Protection Privacy Head for the City of Maple Ridge
Adoption

R/2018-591

It was moved and seconded

That Bylaw No. 7415-2017 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

- 1101 **2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4**

Staff report dated November 13, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District) to permit future construction of approximately 32 townhouse units in six buildings be given second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
 - Matters Raised by Council and Applicant's responses re: Density, Parking, Aging-in-place Measures, Adequacy of Fire Access and Park Access
- Site Plan
- Building 1 Elevations
- Building 5 Elevations
- Landscape Plan
- Renderings

Applicant's Representative (name not verbally provided for the record)

The applicant's representative provided clarification on work carried out between the developer and staff to take input and refine the application. He spoke on concerns raised and how the developer has endeavoured to address these concerns. He addressed site density consideration, park dedication and habitat dedication, considerations for a pedestrian crossing over Morley Creek and aging-in-place.

R/2018-592

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7499-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7499-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7499-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7499-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7442-2018 be given second reading, and be forwarded to Public Hearing;

- 6) That the following terms and conditions be met prior to final reading:
- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedule "C";
 - iv) Park dedication as required, including removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Stormwater Management, including maintenance instruction for strata residents;
 - x) Retaining the services of a Qualified Environmental Professional (QEP) to determine, if feasible, the most appropriate location and appropriate design for a trail interconnect with the Polygon trail system across and to the west of Morley Creek, to be constructed and paid for by the applicant;
 - xi) Registration of a statutory right of way through the development site for public access to the trail crossing Morley Creek;
 - xii) Removal of existing building/s;
 - xiii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - xiv) That a voluntary contribution, in the amount of \$131,000 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
 - xv) That a voluntary contribution, in the amount of \$159,000 be provided in keeping with the Council Policy with regard to Density Bonus Program Allocation to Affordable Housing Community Amenity Contributions.

R/2018-593

It was moved and seconded

That Application 2017-390-RZ at 23084 and 23100 Loughheed Highway be deferred back to staff.

MOTION TO DEFER CARRIED

Councillor Dueck, Councillor Meadus - OPPOSED

1102 **2017-580-RZ, 22866 128 Avenue, RS-2 to R-1**

Staff report dated November 13, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7421-2018 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a future Bare Land Strata subdivision of approximately seven lots be given second reading and be forwarded to Public Hearing.

R/2018-594

It was moved and seconded

- 1) **That Zone Amending Bylaw No. 7421-2018 be given second reading, and be forwarded to Public Hearing;**
- 2) **That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and,**
- 3) **That the following terms and conditions be met prior to final reading:**
 - i) **Road dedication on 128 Avenue, as required;**
 - ii) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
 - iii) **Registration of a Restrictive Covenant for Tree Protection;**
 - iv) **Registration of a Restrictive Covenant for Stormwater Management;**
 - v) **Registration of a Restrictive Covenant for Building Scheme Design for single-storey homes with no basements;**
 - vi) **Registration of a Restrictive Covenant for Visitor Parking;**
 - vii) **Removal of existing buildings;**

- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- ix) That a voluntary contribution, in the amount of \$35,700.00 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1103 2018-332-RZ, 11641 227 Street, RS-1 to RM-2

Staff report dated November 13, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018 to designate land use as a Temporary Commercial Use Permit Area to allow a Sales Centre for a future apartment use be given second reading and be forwarded to Public Hearing.

The Manager Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan
- Elevations
- Landscape Plan

R/2018-595

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7509-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Official Community Plan Amending Bylaw No. 7509-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7509-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7509-2018 be given second reading and be forwarded to Public Hearing; and
- 5) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and
 - ii) Provision of a refundable security equivalent to 100% of the estimated landscape cost, in accordance with the terms and conditions of the Temporary Commercial Use Permit.

CARRIED

1104 2014-106-DVP, 23882 Dewdney Trunk Road

Staff report dated November 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2014-106-DVP to waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring.

The Corporate Officer advised that 21 letters have been sent out requesting feedback on the development variance permit and that there was no correspondence received in response.

The Manager Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Variance

R/2018-596

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2014-106-DVP respecting property located at 23882 Dewdney Trunk Road.

CARRIED

1105 **2017-284-DVP, 11300 Block of 232 Street**

Staff report dated November 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-284-DVP to reduce rear lot line setbacks for various lots and to reduce the lot width requirement for one corner lot.

The Corporate Officer advised that 53 letters have been sent out and 64 letters have been hand delivered requesting feedback on the development variance permit and that there was no correspondence received in response.

R/2018-597

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-284-DVP respecting property located at 11300 block 232 Street.

CARRIED

1106 **2018-421-DVP, 10607 277 Street**

Staff report dated November 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-421-DVP to reduce the required asphalt width for the rural local road and to increase the area of the farm home plate.

R/2018-598

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-421-DVP respecting property located at 10607 277 Street.

CARRIED

Corporate Services

1131 Signing Authority for City Bank Accounts

Staff report dated November 13, 2018 recommending signing restrictions for the Parks and Recreation Imprest Account along with all remaining accounts (Payroll & General).

R/2018-599

It was moved and seconded

That for the Parks and Recreation Imprest Account, the signing restrictions will be any two of the following signers:

- Russ Brummer (Recreation Manager, Business Operations); Danielle Pope (Director of Recreation & Community Services); Richard Bosma (Recreation Coordinator, Business Operations) and Chris Lisowsky (Accounting Clerk, Business Operations; and further

That for all remaining accounts (Payroll and General), the signing restrictions will be the Mayor or a Councillor with the Corporate Controller or Chief Financial Officer or Manager of Revenue & Collections. The authorized signing officers for these accounts are:

- Michael Morden (Mayor); Judy Dueck (Councillor); Kiersten Duncan (Councillor); Chelsa Meadus (Councillor); Gordy Robson (Councillor); Ryan Svendsen (Councillor) Ahmed Yousef (Councillor); Catherine Nolan (Corporate Controller); Trevor Thompson (Chief Financial Officer); and CK Lee (Manager of Revenue & Collections)

CARRIED

Parks, Recreation & Culture – Nil

Administration (including Fire and Police)

1171 2019 Acting Mayor Appointments and Government Agencies, Committees & Commissions and Community Groups and Organization Appointments

Staff report dated November 13, 2018 recommending that the Acting Mayor schedule and appointments for the balance of November 2018 to November 2019 and the appointments to Government Agencies, Advisory and/or Legislated Committees, Special Committees, Community Groups and Organizations and Standing Committees for the balance of November 2018 to December 2019 be approved.

R/2018-600

It was moved and seconded

That the Acting Mayor schedule and appointments for November 2018 to November 2019 as attached to the staff report dated November 13, 2018 be approved and further

That the appointments to Government Agencies, Advisory and/or Legislated Committees, Special Committees, Community Groups and Organizations and Standing Committees for November 2018 to December 2019 as attached to the staff report dated November 13, 2018 be approved.

CARRIED

1172 November 2018 to December 2019 Council Meeting Schedule

Staff report dated November 13, 2018 recommending that the Council Meeting schedule for 2019 and the balance of 2018 be adopted.

R/2018-601

It was moved and seconded

That the Council Meeting schedule for 2019 and the balance of 2018 as attached to the staff report dated November 13, 2018 be amended to indicated that the November 20, 2018 Public Hearing is cancelled and that the Council Meeting schedule be adopted as amended.

CARRIED

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1301 City of Maple Ridge Council Code of Conduct

Mayor's report dated November 13, 2018 recommending that the City of Maple Ridge Council Code of Conduct dated November 2018 be endorsed and be reviewed annually.

R/2018-602

It was moved and seconded

That the City of Maple Ridge Council Code of Conduct dated November 2018 be endorsed; and further

That the City of Maple Ridge Council Code of Conduct be reviewed annually.

CARRIED

Note: The following suggestions for amendments to the Council of Conduct document were put forward as friendly amendments.

That the Council Code of Conduct be amended to include language on attendance and punctuality and language pertaining to the preferable method of requesting members of the public to sign in when addressing Council, be it during a Council Meeting or at a Public Hearing.

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1500 ***ADJOURNMENT*** – 8:24 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer