

City of Maple Ridge

***COUNCIL MEETING MINUTES***

January 24, 2017

The Minutes of the City Council Meeting held on January 24, 2017 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.

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***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor K. Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor C. Speirs

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
D. Boag, Acting General Manager of Community  
Development, Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services

***ABSENT***

Councillor C. Bell  
Councillor T. Shymkiw

C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services  
A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental  
Services  
B. Elliott, Manager of Community Planning  
D. Pollock, Municipal Engineer

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://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***

The agenda was amended with the addition of Item 901 Letter from the Coalition for a Healthy Riverview

300      ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

400      ***ADOPTION AND RECEIPT OF MINUTES*** – Nil

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

600      ***DELEGATIONS***

601      **Presentation on Real Acts of Caring**

- Students from Banting Middle School

Students from the Banting Middle School gave a PowerPoint presentation providing information on RAC (“Real Acts of Caring”). They advised that Real Acts of Caring Week is February 12 to 18, 2017, provided a history on the formation of RAC and highlighted the groups and students involved with promoting RAC. They requested that the City of Maple Ridge also become involved with helping to promote Real Acts of Caring Week.

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1      Minutes of the Development Agreements Committee Meetings of January 12, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – December 8, 2016

702      **Reports**

702.1      **Disbursements for the month ended December 31, 2016**

Staff report dated January 23, 2017 recommending that the disbursements for the month ended December 31, 2016 be received for information.

703      **Correspondence** – Nil

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

R/2017-035

It was moved and seconded

**That the Items on Consent be received into the record.**

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE***

Note:      Item 901 was added to the agenda on January 23, 2017 as an addendum

901      **Coalition for Healthy Riverview**

Letter dated January 21, 2017 from Dr. Nancy H. Furness on behalf of the Coalition for a Healthy Riverview requesting that the City of Maple Ridge join the Coalition and share a petition to restore Riverview lands as a centre of excellence for mental wellness.

Councillor Masse reviewed the letter and requested support from Council.

R/2017-036

It was moved and seconded

**That staff be directed to send a letter to the Provincial Government stating Council's support for the mission statement of the Coalition for a Healthy Riverview, which is:**

**"To retain the publicly owned Riverview Lands as a Centre of Excellence for Mental Wellness, set within the existing world class arboretum and surrounding green space."**

CARRIED

1000 ***BYLAWS***

**Bylaws for Adoption**

- 1001 **2014-009-CP, 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415**

**Maple Ridge Zone Amending Bylaw No. 7292-2016**

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to H-2 (Hammond Village Commercial) and P-4 (Place of Worship Institutional) to align existing Hammond commercial properties with the new Hammond Village Commercial land use designation  
Adoption

R/2017-037

It was moved and seconded

**That Bylaw No. 7292-2016 be adopted.**

CARRIED

- 1002 **2014-009-CP, Hammond Area Plan Bylaw No. 7279-2016**

To designate from Agricultural to Conservation and to identify the location and boundaries of the Hammond Area Plan  
Adoption

R/2017-038

It was moved and seconded

**That Bylaw No. 7279-2016 be adopted.**

CARRIED

- 1003 **2014-019-RZ, 24815, 24837 Dewdney Trunk Road and 12040 248 Street**  
Staff report dated January 24, 2017 recommending adoption

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7086-2014**

To add a village commercial node  
Adoption

R/2017-039

It was moved and seconded

**That Bylaw No. 7086-2014 be adopted.**

CARRIED

- 1003.2 **Maple Ridge Official Community Plan Amending Bylaw No. 7171-2015**  
To designate a portion of property from Estate Suburban Residential to Commercial  
Adoption

R/2017-040

It was moved and seconded

**That Bylaw No. 7171-2015 be adopted.**

CARRIED

- 1003.3 **Maple Ridge Zone Amending Bylaw No. 7070-2014**  
To permit the construction of two commercial buildings with six ground level commercial units and two rental residential units on a second floor  
Adoption

R/2017-041

It was moved and seconded

**That Bylaw No. 7070-2014 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

- 1101 **2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1**

Staff report dated January 23, 2017 recommending that Application 2016-411-RZ to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots not be given first reading.

R/2017-042

It was moved and seconded

**That Application No. 2016-411-RZ not be given first reading.**

R/2017-043

It was moved and seconded

**That Application No. 2016-411-RZ be deferred until staff are prepared to report back to Council on discussions with the applicant about other options.**

CARRIED

**1102 2016-052-RZ, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street, Addendum Report**

Staff report dated January 23, 2017 recommending that staff be directed to provide a tenant relocation assistance policy, that Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016 to designate subject properties from Single Family to Low Rise Apartment be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7244-2016 to rezone from LUC (Land Use Contracts) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of a 291 unit multi-family rental housing development within the Town Centre be given second reading and be forwarded to Public Hearing.

R/2017-044

It was moved and seconded

- 1) That staff be directed to prepare a tenant relocation assistance policy that will establish acceptable guidelines for reviewing development proposals in light of existing tenants who may be affected by potential impacts to affordable rental housing;
- 2) 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 Bylaw No. 7243-2016 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;
- 3) That Bylaw No. 7243-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Bylaw No. 7243-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Bylaw No. 7243-2016 be given first and second readings and be forwarded to Public Hearing;
- 6) That Bylaw No. 7244-2016 be given second reading, and be forwarded Public Hearing;
- 7) 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 "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
  - iv) Road dedication on 223 Street as required;
  - v) Consolidation of the subject properties;

- vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
- vii) Removal of existing vacant structure at 22292 122 Avenue and existing houses at 12159 & 12167 223 Street.
- 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

**1103 2016-039-RZ, 11951 240 Street, CS-1 to C-2**

Staff report dated January 23, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7229-2016 to rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit construction of a Tim Hortons restaurant and drive-through be given second reading and be forwarded to Public Hearing.

R/2017-045

It was moved and seconded

- 1) That Bylaw No. 7229-2016 be given second reading, and be forwarded to Public Hearing;
- 2) 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) Road dedication as required;
  - iii) Registration of a Reciprocal Cross Access Easement Agreement;
  - iv) Registration of a Restrictive Covenant for Stormwater Management; and
  - v) 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.

CARRIED

**1104 2014-019-DVP, 24815 Dewdney Trunk Road**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-019-DVP to reduce minimum rear and exterior lot line setbacks and to increase maximum building heights of Buildings 1 and 2.

R/2017-046

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-019-DVP respecting property located at 24815 Dewdney Trunk Road.**

CARRIED

**1105 2014-019-DP, 24815 and 24837 Dewdney Trunk Road**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-019-DP to permit construction of two commercial buildings consisting of six ground level commercial units and two residential units in the C-2 (Community Commercial) zone.

R/2017-047

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-019-DP respecting property located at 24815 Dewdney Trunk Road.**

CARRIED

**1106 2016-095-DVP, 2016-095-DP, 22335 McIntosh Avenue**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-095-DVP to vary setbacks, that the Corporate Officer be authorized to sign and seal 2016-095-DP to permit a mixed use commercial and residential building and that receipt of funds for a one off street parking space for residential use be acknowledged.

R/2017-048

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2016-095-DVP respecting property located at 22335 McIntosh Avenue;**
- 2. That the Corporate Officer be authorized to sign and seal 2016-095-DP; and**



3. That receipt of \$8,000 is acknowledged for one (1) off street parking space provided for residential use respecting the property located at 22335 McIntosh Avenue.

CARRIED

**1107 Award of Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue)**

Staff report dated January 23, 2017 recommending that Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue) be awarded to PW Trenchless Ltd., that the Financial Plan be amended to increase project funding from the Sewer Utility, that a contract contingency be approved and further that the Corporate Officer be authorized to execute the contract.

R/2017-049

It was moved and seconded

**That Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue) be awarded to PW Trenchless Ltd. in the amount of \$2,006,809.15 excluding taxes; and**

**That the Financial Plan be amended to increase project funding by \$217,000.00 from the Sewer Utility; and**

**That a contract contingency of \$290,000.00 be approved and funded from the Sewage Rehabilitation Program to address additional contract items if needed; and further**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

**1108 Contract Renewal Award: Traffic Flagging Services**

Staff report dated January 23, 2017 recommending that the “Traffic Flagging Services” contracts be renewed with Go Traffic Management Inc., Ansan Industries Ltd., and BCRS Road Safe Inc., for an additional one year period and that the Corporate Officer be authorized to execute the contracts.

R/2017-050

It was moved and seconded

**That the “Traffic Flagging Services’ contracts be renewed with Go Traffic Management Inc., Ansan Industries Ltd., and BCRS Road Safe Inc., for an additional one year period and furthermore, that the Corporate Officer be authorized to execute the contracts.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

Note: Item 1131 has been placed in the “Items on Consent” agenda

**1131 Disbursements for the month ended December 31, 2016**

**1132 2016-2020 Financial Plan Amending Bylaw No. 7307-2017**

Staff report dated January 23, 2017 recommending that Maple Ridge 2016-2020 Financial Plan Amending Bylaw No. 7307-2017 be given first, second and third readings.

R/2017-051

It was moved and seconded

**That Bylaw No. 7307-2017 be given first, second and third readings.**

CARRIED

**Parks, Recreation & Culture**

**1151 Parks, Recreation and Culture Governance Model**

Staff report dated January 23, 2017 recommending that staff continue to utilize a stakeholder engagement model for guiding Parks, Recreation and Culture planning and that a report on an advisory committee for Parks, Recreation and Culture be provided after eighteen months.

R/2017-052

It was moved and seconded

**1. That staff continue to utilize a stakeholder engagement model for guiding Parks, Recreation and Culture planning.**

2. That staff report back to Council after eighteen months on an advisory committee for Parks, Recreation and Culture.

CARRIED

Administration - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

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

1500 ***QUESTIONS FROM THE PUBLIC***

**Ted Ingram**

Mr. Ingram spoke to Item 901 and correspondence regarding creation of a centre of excellence at Riverview. He contended that decentralization of services has been advocated for many years and expressed concern that the biggest challenge for people is finding resources within a community. He also expressed concern that the correspondence speaks more to an arboretum rather than a centre of excellence.

1600 ***ADJOURNMENT*** – 8:05 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer