

City of Maple Ridge

COUNCIL MEETING MINUTES

January 30, 2018

The Minutes of the City Council Meeting held on January 30, 2018 at 7:12 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 N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor C. Speirs

Appointed Staff

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

ABSENT

Councillor T. Shymkiw

Other staff as required

C. Goddard, Manager of Development and Environmental
Services
B. Elliott, Manager of Community Planning
A. Grochowich, Planner 1
D. Hall, Planner 2
A. Kopystynski, Planner 2
R. MacNair, Manager of Bylaw and Licensing Services

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

Note: Councillor Duncan was not in attendance at the start of the meeting.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Item 602 is withdrawn at the request of the delegation and the following item will be numbered accordingly; Item 1151 will be dealt with following Item 700

300 ***APPROVAL OF THE AGENDA***

R/2018-046

It was moved and seconded

That the January 30, 2018 Council Meeting agenda be amended with the withdrawal of Item 602 and the renumbering of Item 603 accordingly, that Item 1151 be dealt with following Item 700 and that the agenda as amended be approved.

CARRIED

Note: Councillor Duncan joined the meeting at 7:14 p.m.

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

401 Minutes of the Special Council Meeting of January 16, 2018 and the Regular Council Meeting of January 16, 2018

R/2018-047

It was moved and seconded

That the minutes of the Special Council Meeting of January 16, 2018 and the Regular Council Meeting of January 16, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of January 23, 2018

R/2018-048

It was moved and seconded

That the minutes of the Public Hearing of January 23, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Housing Opportunities in the City of Maple Ridge in Partnership with YWCA Metro Vancouver**

- Janet Austin, CEO

Ms. Austin gave a PowerPoint presentation providing the background and history of the YWCA, the type of work done by the organization, the primary clients receiving services and the services provided to those clients.

Note: Item 602 Establishment of a Wellness Centre for Patients with Medical Marihuana Licences was withdrawn at the request of the delegation. Item 603 was renumbered accordingly.

602 Innovation in Emerging Cities Forum

- Josef Hans Lara, Chair, Economic Development Committee

Mr. Hans Lara provided a background on the Economic Development Committee and information on projects worked on by the committee in the last year. Mr. Hans Lara also provided information on an upcoming forum on Innovation in Emerging Cities scheduled for April 4, 2018.

650 *QUESTIONS FROM THE PUBLIC*

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council

Wesley (no last name provided)

Wesley asked if questions pertaining to the proposed Burnett Street shelter were allowed. The Mayor confirmed that as the City did not currently have an application for the property questions can be asked by the public.

Wesley asked whether the City now knows why it was not involved in the selection of the property. Mayor Read advised on why the City was not involved with the Province on this location.

Wesley asked if members of Council felt the public should have been consulted prior to the choice of the Burnett Street location. Mayor Read advised that Council's position on public consultation has been well documented. Wesley asked whether it is acceptable that a shelter of this type be built in close proximity to schools. Mayor Read advised that she cannot comment on this as no application has come before Council.

Wesley asked if the City has information and data about the impact of existing shelters on neighbourhoods. Mayor Read provided information on issues and acknowledged the concerns of citizens. She advised that data from the Salvation Army has been reviewed. Wesley reiterated his question on whether an official study has been done on the immediate impact of shelters on a neighbourhood. Mayor Read advised that this is a question for BC Housing.

Riekie Armstrong

Ms. Armstrong stated that she understood that the Salvation Army is moving to Burnett Street. She asked for confirmation that the old Salvation Army will remain in the original location to provide services to seniors such as lunches and backpacks and that the new location will have more of a shelter aspect.

Mayor Read advised that the City is following up with the Province to obtain more information on these plans.

Ms. Armstrong expressed concern that the proposed shelter on Burnett will only be a shelter.

Mayor Read advised that the proposed Burnett Street shelter is expected to contain 40 units for shelter and 40 units for supported housing.

Ted Ingram

Mr. Ingram referred to information shared at a public meeting organized by the Provincial Government pertaining to the proposed Burnett Street Shelter and asked whether Council will be relying on information provided by the Province. He did not feel that statistics provided by the Province on whether persons at Anita Place are residents of Maple Ridge are accurate. He expressed concern with the City relying wholly on information provided by the Province.

Mayor Read encouraged Mr. Ingram to look to the homeless count of 2017 for confirmation of the statistics provided by the Province.

Mr. Ingram expressed concern with misinformation and asked what an assessment is based on. He stated that the City is dealing with a population that does not want stable housing and asked why the BC Ministry of Health was not represented at the information meeting as the majority of persons requiring shelter also require health care.

Mayor Read advised that representatives from Fraser Health attended the information meeting. She addressed concerns with data collection standards and information regarding persons who are homeless. She explained how the City gathered data prior to BC Housing taking over that task.

Mr. Ingram felt that information residents are getting about available services are not comparable to what is being heard in the media. He compared programs which meet needs of citizens operated out of St. Paul's and UBC Hospitals and stated that Maple Ridge does not have such programs. He reiterated his concern with the information being relied on.

R/2018-049

It was moved and seconded

That the “Questions from the Public” session be extended 15 minutes

DEFEATED

Councillor Masse, Councillor Speirs, Councillor Robson - OPPOSED

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of January 15 and 23, 2018

702 **Reports**

702.1 **Disbursements for the month ended December 31, 2017**

Staff report dated January 30, 2018 recommending that the disbursements for the month ended December 31, 2017 be received for information.

702.2 **2017 Council Expenses**

Staff report dated January 30, 2018 providing an update on Council expenses recorded to date for 2017.

702.3 **Innovation in Emerging Cities Forum**

Staff report dated January 30, 2018 providing information on an “Innovation in Emerging Cities” event to be hosted by the Maple Ridge Economic Development Committee.

702.4 **Computer Refresh**

Staff report dated January 30, 2018 providing information on the upcoming replacement of desktop computing equipment.

703 **Correspondence**

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

From the January 16, 2018 Closed Council Meeting

- 04.01 Section 57 Notice of Title at 10481 276 Street
- 04.02 Agricultural Advisory Committee Membership - 2018/2019
 Member Appointments
- 04.03 Community Heritage Commission - 2018 Term Appointments
- 04.04 Maple Ridge Pitt Meadows Municipal Advisory Committee on
 Accessibility and Inclusiveness Membership - 2018 Term
 Appointments
- 04.05 Public Art Steering Committee Membership - 2018 Term
 Appointments

R/2018-050

It was moved and seconded

That Items 701.1, 702.1, 702.2, 702.3, 702.4 and 704 on the “Items on Consent” agenda be received into the record.

CARRIED

Note: As per amendments to the agenda, Item 1151 was dealt with following
 Item 700 Items on Consent

1151 **Thornhill Park Observation Well – License of Occupation**

Staff report dated January 30, 2018 recommending that the Corporate Officer be authorized to execute the Thornhill Park Observation Well License of Occupation for the purpose of establishing an observation well for the Grant Hill Aquifer.

R/2018-051

It was moved and seconded

That the Corporate Officer be authorized to execute the Thornhill Park Observation Well License of Occupation with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for the purpose of establishing an observation well for the Grant Hill Aquifer.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 **BYLAWS**

Note: *Items 1001 to 1004 are from the January 23, 2018 Public Hearing*

Bylaws for Third Reading

- 1001 **2017-242-RZ, Home Occupation
Maple Ridge Zone Amending Bylaw No. 7394-2017**
To amend Part 2 Interpretation and Part 4 General Regulations of the
Maple Ridge Zoning Bylaw No. 3510 – 1985 to expand and regulate home
occupation opportunities to better support home occupations throughout
the City
Third reading

R/2018-052

It was moved and seconded

That Bylaw No. 7394-2017 be given third reading.

CARRIED

- 1002 **2017-281-CP, 2017-281-RZ**

- 1002.1 **2017-281-CP, 21428, 21460 and 21472 Dewdney Trunk Road
Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017**
To amend Schedule “B” of the Official Community Plan from Urban
Residential to Institutional
Third reading

R/2018-053

It was moved and seconded

That Bylaw No. 7357-2017 be given third reading.

CARRIED

Councillor Robson - OPPOSED

- 1002.2 **2017-281-RZ, 21428 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 7360-2017**
To rezone from RS-1 (One Family Urban Residential) to P-6 (Civic
Institutional) to permit expansion of the Maple Ridge Cemetery
Third reading

R/2018-054

It was moved and seconded

That Bylaw No. 7360-2017 be given third reading.

CARRIED

Councillor Robson - OPPOSED

1003 **2015-069-RZ, 10366 240 Street**

Maple Ridge Zone Amending Bylaw No. 7207-2016

To rezone from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District) to permit a subdivision of approximately 13 lots

Third reading

R/2018-055

It was moved and seconded

That Bylaw No. 7207-2016 be given third reading.

CARRIED

1004 **2015-021-RZ, 24070 132 Avenue**

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7406-2017**

To amend Silver Valley Area Plan Figure 2 from Low Density Residential and Conservation to Conservation and Low Density Residential

Third reading

R/2018-056

It was moved and seconded

That Bylaw No. 7406-2017 be given third reading.

CARRIED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7142-2015**

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into approximately three single family residential lots

Third reading

R/2018-057

It was moved and seconded

That Bylaw No. 7142-2015 be given third reading.

CARRIED

Bylaws for Adoption

1005 **2015-345-RZ, 12106 230 Street**

Staff report dated January 30, 2018 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7205-2016

To rezone from RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into two R-1 lots not less than 538 m²

Adoption

R/2018-058

It was moved and seconded

That Bylaw No. 7205-2016 be adopted.

CARRIED

1006 **2016-223-RZ, 20434 Chigwell Street**

Staff report dated January 30, 2018 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7273-2016

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future 2 lot subdivision

Adoption

R/2018-059

It was moved and seconded

That Bylaw No. 7273-2016 be adopted.

CARRIED

- 1007 **2017-396-RZ, 23782 and 23810 River Road**
Staff report dated January 30, 2018 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7403-2017

A site specific text amendment to the M-2 (General Industrial) Zone,
permitting off-street parking use as a principal use
Adoption

R/2018-060

It was moved and seconded

That Bylaw No. 7403-2017 be adopted.

CARRIED

- 1008 **McVeety Local Area Service Bylaw No. 7367-2017**
A Local Area Service Bylaw be authorized for enhanced landscape
maintenance costs to be levied on benefitting properties
Adoption

R/2018-061

It was moved and seconded

That Bylaw No. 7367-2017 be adopted.

CARRIED

- 1009 **Miscellaneous Finance Fees and Charges Amending Bylaw No.7413-2017**
To impose a fee for the service of providing incident or investigation reports
related to the Fire Department
Adoption

R/2018-062

It was moved and seconded

That Bylaw No. 7413-2017 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2017-568-AL, 25237 112 Avenue, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated January 30, 2018 providing the option to authorize or not authorize that Application 2017-568-AL, to exclude a remnant parcel of 0.65 hectares (1.6 acre) from the Agricultural Land Reserve, go forward to the Agricultural Land Commission.

D. Hall, Planner gave a power point presentation providing the following information:

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

1101.1

R/2018-063

It was moved and seconded

That the application not be authorized to go forward to the Agricultural Land Commission.

DEFEATED

Mayor Read, Councillor Bell, Councillor Masse, Councillor Robson -
OPPOSED

R/2018-064

It was moved and seconded

That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

1102 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated January 30, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7404-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit construction of a fourplex residential building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2018-065

It was moved and seconded

That Bylaw No. 7404-2017 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1103 2017-510-RZ, 10386 240 Street and 24028, 24022 and 24060 104 Avenue, RS-2 to RM-1

Staff report dated January 30, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7423-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit approximately 32 townhouses be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2018-066

It was moved and seconded

That Bylaw No. 7423-2018 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1104 2017-572-RZ, 11701, 11709, 11715, 11723 and 11731 Fraser Street, RM-1 to RM-2

Staff report dated January 30, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7422-2018 to rezone from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential) to allow development of an apartment project be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

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

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

R/2018-067

It was moved and seconded

In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7422-2018 be given first reading; and

That the applicant provide further information as described on Schedules A C, D and E of the Development Procedures Bylaw No. 5879-1999, and the additional information described in the report dated January 30, 2018.

CARRIED

1105 2017-580-RZ, 22866 128 Avenue, RS-2 to R-1

Staff report dated January 30, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7421-2018 to rezone RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit subdivision into approximately six single-family residential lots be given first reading and that applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2018-068

It was moved and seconded

That Bylaw No. 7421-2018 be given first reading; and

That the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1106 2018-022-RZ, Zone Amending Bylaw

Staff report dated January 30, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7428-2018 to prohibit the retail sale of cannabis in all zones be given first and second reading and be forwarded to Public Hearing,

R/2018-069

It was moved and seconded

That Bylaw No. 7428-2018 be given First and Second Reading and be forwarded to Public Hearing.

CARRIED

Councillor Speirs - OPPOSED

1107 2016-223-DVP, 20434 Chigwell Street

Staff report dated January 30, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-223-DVP to vary the Subdivision and Development Servicing Bylaw to waive the street tree requirements, to reduce the required diameter of pipe for water service provision and to waive the requirement for underground wiring and to vary the Zoning Bylaw to reduce the interior side yard setback in the R-1 (Residential District) zone.

R/2018-070

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-223-DVP respecting property located at 20434 Chigwell Street.

CARRIED

1108 **2017-526-DVP, 20803 Lougheed Highway**

Staff report dated January 30, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-526-DVP to vary the setback of a restaurant drive-through height-restricting arch element for the A&W Restaurant.

R/2018-071

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-526-DVP respecting property located at 20803 Lougheed Highway.

CARRIED

1109 **2017-004-DP, 23711 132 Avenue, Wildfire Development Permit**

Staff report dated January 30, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-004-DP to fulfill requirements of the Wildfire Development Permit Area guidelines to permit 3 single residential family lots under the RS-1b (One Family Urban [Medium Density] Residential) zone located within the Silver Valley Area Plan.

R/2018-072

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-004-DP respecting property located at 23711 132 Avenue.

CARRIED

Note: Councillor Masse excused himself from discussion of Item 1110 at 8:46 p.m.as his property is located next to the property in the application.

1110 **2014-074-CU, 22245 Lougheed Highway, Temporary Commercial Use Permit Renewal**

Staff report dated January 30, 2018 recommending that Temporary Commercial Use Permit 2014-074-CU respecting property at 22245 Lougheed Highway be renewed and re-issued for a period of three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

R/2018-073

It was moved and seconded

That Temporary Commercial Use Permit 2014-074-CU, respecting property located at 22245 Lougheed Highway, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

CARRIED

Note: Councillor Masse returned at 8:46 p.m.

1111 Contract Renewal Award: Traffic Flagging Services

Staff report dated January 30, 2018 recommending that the Traffic Flagging Services under RFP-OP14-45 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/2018-074

It was moved and seconded

That the “Traffic Flagging Services under RFP-OP14-45’ 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) – Nil

Parks, Recreation & Culture

Note: Item 1151 was dealt with following Item 700

1151 Thornhill Park Observation Well – License of Occupation

1152 Maple Ridge Pitt Meadows Arts Council Society’s Operating and Lease Agreements – Renewal

Staff report dated January 30, 2018 recommending that the Maple Ridge Pitt Meadows Arts Council Society’s Operating and Lease Agreement dated January 1, 2018 be approved for a three year term and that the Corporate Officer be authorized to execute the agreement.

R/2018-075

It was moved and seconded

That the Maple Ridge Pitt Meadows Arts Council Society's Operating and Lease Agreements dated January 1, 2018 be approved for a three year term; and

That the Corporate Officer be authorized to execute the agreement.

CARRIED

1153 Haney Farmers Market Society Operating Agreement – Renewal

Staff report dated January 30, 2018 recommending that the Haney Farmers Market Society Operating Agreement dated January 1, 2018 be approved for a three year term and that the Corporate Officer be authorized to execute the agreement.

R/2018-076

It was moved and seconded

That the Haney Farmers Market Society's Operating Agreement dated January 1, 2018 be approved for a three year term; and,

That the Corporate Officer be authorized to execute the agreement.

CARRIED

Administration – Nil

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

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

Councillor Robson expressed concern with zoning and the Ministry of Transportation's property along the Haney Bypass.

R/2018-077

It was moved and seconded

That staff be directed to obtain a legal opinion on the zoning of the Ministry of Transportation's property along the Haney Bypass.

CARRIED

Councillor Duncan - OPPOSED

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

1500 ***ADJOURNMENT*** – 8:50 p.m.

Certified Correct

N. Read, Mayor

L. Benson, Corporate Officer