

COUNCIL MEETING MINUTES

March 13, 2018

The Minutes of the City Council Meeting held on March 13, 2018 at 7:03 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 T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
T. Thompson, Interim Director of Finance
C. Carter, Director of Planning
L. Benson, Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
C. Goddard, Manager of Development and Environmental Services
D. Pollock, Municipal Engineer
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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA*** – Nil

300 ***APPROVAL OF THE AGENDA***

R/2018-140

It was moved and seconded

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

CARRIED

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

401 Minutes of the Special Council Meeting of February 27, 2018 and the Regular Council Meeting of February 27, 2018

R/2018-141

It was moved and seconded

That the minutes of the Special Council Meeting of February 27, 2018 and the Regular Council Meeting of February 27, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of February 20, 2018

R/2018-142

It was moved and seconded

That the minutes of the Public Hearing of February 20, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Boating BC Association**

- Lisa Geddes, Executive Director
- Don Prittie, President

Ms. Geddes gave a PowerPoint presentation providing background information on Boating BC, the mandate of the organization and boating in Maple Ridge and surrounding communities. Mr. Prittie highlighted threats to the boating industry, outlined concerns with declining access to public waterways, provided examples of changes impacting water access and requested Council support for the boating industry.

650 ***QUESTIONS FROM THE PUBLIC***

Note: Mayor Read addressed the most recent announcement from the Provincial Government pertaining to a temporary modular site and indicated that Maple Ridge Council does currently not have more information than the public.

Wesley Mann

Mr. Mann asked if Council will break its silence on both the application on Burnett Street and the temporary modular homes and stand up for the families for Maple Ridge.

Mayor Read advised that an application on the Burnett site will be coming before Council and that the Province currently does not wish to bring an application before Council for a temporary use permit with respect to the temporary modular.

Mr. Mann asked whether this will be the first time that the Provincial Government does not seek rezoning for modulars.

Mayor Read responded to the question and outlined actions Council has taken in the past to deal with the issue.

Eric Boland

Mr. Boland asked what Act in BC law allows for the Province to trump an Official Community Plan. He asked for a reference to an Act or Legislation.

Mayor Read advised on legislation and stated that information can be e-mailed to Mr. Boland.

Mr. Boland asked whether the City can engage in legal action due to the Province bypassing and putting in things that the community doesn't want.

Mayor Read advised that the City cannot.

Mr. Boland asked about a Council spending report released in a local newspaper and asked why Councillor Speirs expenses are so high.

Mayor Read advised on funds set aside for Councillors and how these are distributed.

Jodi Seminoff

Ms. Seminoff asked what the community can do to go above Council to protest the proposed Burnett Street shelter and the modular housing planned by the Provincial Government, whether it be the Ombudsman or the Federal Government.

Mayor Read advised on follow up to take with the Provincial Government and the Ombudsperson.

Ms. Seminoff asked if the community can do a follow up with the backing of Council, in that MLAs are not responding to questions.

Mayor Read advised that this would not be appropriate for the City as no application has been brought forward.

Jessica Flynn

Ms. Flynn asked whether, when the rezoning of the property is considered, the data of houses listed and sold proximate to the Burnett Street proposed site since it was announced and houses listed and sold in Golden Ears Elementary catchment will be looked at.

Mayor Read advised that staff will look at this type of information.

Resident (the resident submitted her information in writing to the Corporate Officer)

The resident asked whether Mayor Read was aware that a child was stabbed by a needle the previous day in West Maple Ridge. The Mayor replied she was not.

The resident asked whether Council members are familiar of the process the residents in Marpole are going through in terms of their fight.

The Mayor replied in the affirmative.

The resident asked whether there is anything similar to a Service Level 3, as per a policy of the City of Vancouver, in Maple Ridge.

Mayor Read advised there is not. She clarified that the City of Vancouver has its own charter and therefore its powers differ from the City of Maple Ridge.

The resident asked how Council will prevent individuals with a Service Level 3 and the negative behaviours that come with this service level from coming into the City.

Mayor Read advised on follow up by the City with the Province.

The resident asked about plans for increased security and whether the City can request an increase in policing at the cost of the Province.

Mayor Read spoke on security, health and policing issues and costs.

R/2018-143

It was moved and seconded

That the 'Questions from the Public' time be extended by 15 minutes.

CARRIED

Councillor Masse, Councillor Robson - OPPOSED

Kim Engle

She asked what Council considered to be temporary for the proposed modular housing.

The General Manager of Parks, Recreation & Cultural Services advised on temporary housing timelines.

Ms. Engle asked why the proposed temporary housing will not go through processes for temporary use zoning in the same manner as other businesses such as taxi services.

Mayor Read stated that the temporary modular housing is a provincial decision.

Dana Lang

Ms. Lang asked whether residents can be guaranteed that Anita Place and other tent cities will not happen if the proposed shelter does get built.

Mayor Read advised this cannot be guaranteed.

Ms. Lang asked whether cities such as Port Moody and Burnaby had shelters over concerns that that the City of Maple Ridge will be subject to continued downloading.

Thomas Cratty

Mr. Cratty asked whether the Mayor or any of Council or the executive branch has had conversations with the Provincial Government about such shelters.

Mayor Read commented on discussions between Council and the Province.

Mr. Cratty asked how long the temporary housing will be in place.

The Mayor advised on the timeline according to the Province.

Eric Boland

Mr. Boland asked for clarification on a statement made pertaining to a shared purchase of property.

Mayor Read provided clarification on the purchase of land at 21375 Lougheed Highway.

Mr. Boland asked whether the land on Lougheed Highway is still owned by the City.

Mayor Read advised that the land is still owned by the City.

Mr. Boland asked why the taxpayers of Maple Ridge were not advised on the purchase of the land.

Mayor Read advised on the process involved in the purchase of any land by the City.

Note: Councillor Shymkiw left the meeting at 7:49 p.m.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings - February 20, 2018 and February 27, 2018

701.2 Minutes of Committees and Commissions of Council

- Advisory Design Panel - November 15, 2017 and January 17, 2018
- Agricultural Advisory Committee – November 23, 2017 and January 25, 2018
- Public Art Steering Committee - September 26, 2017 and November 28, 2017

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

From the January 9, 2018 Special Closed Council Meeting

- Item 01.01 Appointment of Corporate Officer

From the February 27, 2018 Closed Council Meeting

- Item 04.03 Potential Sale of Property at 22300 River Road

R/2018-144

It was moved and seconded

That Items 701.1, 701.2 and 704 on the “Items on Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

Note: Councillor Shymkiw returned to the meeting at 7:52 p.m.

1000 ***BYLAWS***

Bylaws for Third Reading

Note: *Item 1001 is from the March 13, 2018 Public Hearing*

1001 **2017-527-RZ, 21322 121 Avenue**

Maple Ridge Zone Amending Bylaw No. 7429-2018

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 2 single family lots.

Third Reading

R/2018-145

It was moved and seconded

That Bylaw No. 7429-2018 be given third reading.

CARRIED

Bylaws for Adoption

- 1002 **2016-066-RZ, 24240 125 Avenue**
Staff report dated March 13, 2018 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7239-2016

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two lots not less than 0.80 ha

Adoption

R/2018-146

It was moved and seconded

That Bylaw No. 7239-2016 be adopted.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

- 1003 **11893-227 Street; 11865 -227 Street; 22638-119 Avenue and 22633 Selkirk Avenue Housing Agreement Bylaw No. 7347-2017**
To allow the City of Maple Ridge to enter into a Housing Agreement
Adoption

R/2018-147

It was moved and seconded

That Bylaw No. 7347-2017 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 March 13, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential) to permit a townhouse development with approximately 32 units in 6 buildings be given first reading and that the applicant provide further information as described on Schedules A, C, E, F and G of the Development Procedures Bylaw No. 5879-1999.

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
- Proposed Site Plan

R/2018-148

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. 7442-2018 be given first reading; and

That the applicant provide further information as described on Schedules A, C, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required in the report dated February 23, 2018.

CARRIED

Councillor Duncan - OPPOSED

1102 2017-573-RZ, 11575, 11587 223 Street and 22300 River Road, RS-1 to RM-2

Staff report dated March 13, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7420-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow future construction of a five storey residential building with approximately 36 units 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.

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

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

R/2018-149

It was moved and seconded

That Bylaw No. 7420-2018 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

1103 2017-078-RZ, 22368 North Avenue, RM-3 to C-3

Staff report dated March 13, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018 to designate land use from Low-Rise Apartment to Town Centre Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7316-2017 to rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) to permit construction of a four storey mixed-use building to serve as the new head office of the Ridge Meadows Community Living Foundation be given second reading as amended and be forwarded to Public Hearing.

R/2018-150

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 Bylaw No. 7436-2018 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 Bylaw No. 7436-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7436-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7436-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Bylaw No. 7316-2017 as amended 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 "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Section 219 Restrictive Covenant stating that the six residential units will be affordable, rental units for persons with development disabilities in perpetuity.

CARRIED

1104 2016-066-DVP, 24240 125 Avenue

Staff report dated March 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-066-DVP to reduce the 125 Avenue local street rural standard width requirement and 125 Avenue local street rural standard asphalt width requirement to permit the creation of two RS-2 (One Family Suburban Residential) zoned lots.

R/2018-151

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-066-DVP respecting property located at 24240 125 Avenue.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

1105 **2017-501-DVP, 2017-500-DP, 11865 227 Street**

Staff report dated March 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-501-DVP to reduce the front, rear, interior and exterior side yard setbacks along with variances to Off Street Parking and Loading Bylaw No. 4350-1990 and that the Corporate Officer be authorized to sign and seal 2017-500-DP to permit construction of Phase 3 of a four phased mixed use residential/commercial development located within the Town Centre.

R/2018-152

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-501-DVP respecting property located at 11865 227 Street; and

That the Corporate Officer be authorized to sign and seal 2017-500-DP respecting property located at 11865 227 Street.

CARRIED

1106 **Maple Ridge Highway and Traffic Amending Bylaw and Maple Ridge Ticket Information Utilization Amending Bylaw**

Staff Report dated March 13, 2018 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7418-2018 to update regulations for compliance with currently parking and storage issues be given first, second and third readings and that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7419-2018 be given first, second and third reading.

The Manager of Bylaw and Licensing Services reviewed the report and provided clarification on the proposed amendments.

MAIN MOTION

2018-153

It was moved and seconded

That Bylaw No. 7418-2018 be given first, second and third reading.

That Bylaw No. 7419-2018 be given first, second and third reading.

R/2018-154

It was moved and seconded

That Bylaw No. 7418-2018 be amended to retain Section 12(z) 48 Hours – upon any highway for a continuous period of time exceeding 48 hours without movement.

AMENDMENT DEFEATED

Mayor Read, Councillor Bell, Councillor Duncan, Councillor Robson, Councillor Speirs - **OPPOSED**

MAIN MOTION CARRIED

Councillor Masse, Councillor Shymkiw - **OPPOSED**

1107 Maple Ridge Business Licencing and Regulation Amending Bylaw

Staff report dated March 13, 2018 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7441-2018 to ensure definitions match amendments to the Zoning Bylaw to better support home occupations be given first, second and third reading.

R/2018-155

It was moved and seconded

That Bylaw No. 7441-2018 be given first, second and third reading.

CARRIED

1108 Maple Ridge Drinking Water Conservation Plan Bylaw and Maple Ridge Water Service Amending Bylaw

Staff report dated March 13, 2018 recommending that Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 be given first, second and third readings and that Maple Ridge Water Service Amending Bylaw No. 7427-2018 to reference the Maple Ridge Drinking Water Conservation Plan Bylaw be given first, second and third reading.

R/2018-156

It was moved and seconded

That Bylaw No. 7425-2018 be given first, second and third reading; and

That Bylaw No. 7427-2018 be given first, second and third reading.

CARRIED

1109 Contact Renewal Award: Electrical Contractor Services

Staff report dated March 13, 2018 recommending that the Electrical Contractor Services be awarded to Boileau Electric and Pole Line Limited for the final two year option period and that the Corporate Officer be authorized to execute the contract.

R/2018-157

It was moved and seconded

That the contract for 'Electrical Contractor Services' be awarded to Boileau Electric and Pole Line Limited for the final two year option period and further that the Corporate Officer be authorized to execute the contract.

CARRIED

1110 Strategic Wildfire Prevention Initiative – Union of British Columbia Municipalities ("UBCM") Funding

Staff report dated March 13, 2018 recommending that the application for FireSmart Planning & Activities Grant Program funding be supported.

R/2018-158

It was moved and seconded

That the application for FireSmart Planning & Activities Grant Program funding through the Union of British Columbia Municipalities ("UBCM") be supported.

CARRIED

Financial and Corporate Services (including Fire and Police) – Nil

Parks, Recreation & Culture – Nil

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 ***ADJOURNMENT*** – 8:51 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer