

City of Maple Ridge

COUNCIL MEETING MINUTES

March 28, 2017

The Minutes of the City Council Meeting held on March 28, 2017 at 7:04 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

Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development Services
C. Goddard, Manager of Development and Environmental Services
L. Darcus, Manager of Legislative Services
A. Gaunt, Confidential Secretary

ABSENT

Mayor N. Read
Councillor C. Bell

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 chaired the meeting as Acting Mayor.

100 ***CALL TO ORDER***

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

300 ***APPROVAL OF THE AGENDA***

R/2017-145

It was moved and seconded

That the agenda for the March 28, 2017 Council Meeting be approved as circulated.

CARRIED

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

- 401 Minutes of the Special Council Meeting of March 7, 2017 and the Regular Council Meeting of March 14, 2017

R/2017-146

It was moved and seconded

That the minutes of the Special Council Meeting of March 7, 2017 and the Regular Council Meeting of March 14, 2017 be adopted as circulated.

CARRIED

- 402 Minutes of the Public Hearing of March 21, 2017

R/2017-147

It was moved and seconded

That the minutes of the Public Hearing of March 21, 2017 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

- 601 **Maple Ridge Community Heritage Commission Update**

- Brenda Smith, Chair

Ms. Smith introduced Community Heritage Commission members as well as the staff liaison. She gave a PowerPoint presentation outlining projects such as the Heritage Plan and projects related to Heritage 150, provided highlights of the Heritage Plan, the Community Heritage Commission Business Plan and various other programs and projects the committee is currently running. She spoke to events hosted during Heritage Week February 2017.

- 602 **Family History Group – Evolution of a Citizen – Edmond Pope Project**

- Kat Wahamaa, Artist in Residence

Ms. Smith gave a PowerPoint presentation providing information on the life of Edmond Pope and background and history on the Pope family. Kat Wahamaa, Artist in Residence performed a song honouring Edmond Pope.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of March 8, 14 and 20, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – February 14, 2017
- Advisory Design Panel – February 15, 2017
- Environmental Advisory Committee – January 11, 2017

701.3 Minutes of the Committee of the Whole of March 6, 2017

702 **Reports**

702.1 **Disbursements for the month ended February 28, 2017**

Staff report dated March 20, 2017 recommending that the disbursements for the month ended February 28, 2017 be received for information.

702.2 **2017 Council Expenses**

Staff report dated March 20, 2017 providing an update on Council expenses to the end of January and February 2017.

703 **Correspondence** – Nil

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

From the March 20, 2017 Closed Council Meeting

Item 04.01 Agricultural Advisory Committee Membership – 2017-2018
Member Appointment of Braden Hansen

Item 04.02 License to Occupy for Temporary Sales Office at 22633
Selkirk Avenue for Falcon Village Development Ltd.

R/2017-148

It was moved and seconded

That Items 701.1, 701.2, 701.3, 702.1, 702.2, 703 and 704 on the “Items for Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

Note: Item 801 was deferred at the March 14, 2017 Council Meeting

801 **Ripe TX – Taxi License Application**

Staff report dated February 20, 2017 recommending that a letter be submitted to the Passenger Transportation Board summarizing comments in the staff report and indicating that the City of Maple Ridge does not support the application by Ripe TX for new taxi licenses to operate in the Greater Vancouver Regional District.

The Manager of Legislative Services provided background and history on the item. She advised that questions put to the company by the Manager of Bylaws and Licences have not been responded to.

R/2017-189

It was moved and seconded

That staff be directed to submit a letter to the Passenger Transportation Board summarizing the comments in this report indicating that the City does not support the application by Ripe TX for 150 new taxi licenses to operate in the Greater Vancouver Regional District.

CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1004 are from the March 21, 2017 Public Hearing

Bylaws for Third Reading

1001 **2016-175-RZ, 23711 132 Street**

1001.1 **Maple Ridge Official Community Bylaw No. 7305-2016**

To designate from Conservation to Low Density Urban
Third reading

R/2017-190

It was moved and seconded

That Bylaw No. 7305-2016 be given third reading.

CARRIED

1001.2 Maple Ride Zone Amending Bylaw No. 7258-2016

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RS-1b (One Family [Medium Density] Urban Residential) to permit future subdivision into three single family lots and one remainder lot

Third reading

R/2017-191

It was moved and seconded

That Bylaw No. 7258-2016 be given third reading.

CARRIED

1002 2016-034-RZ, 12358 216 Street

Maple Ridge Zone Amending Bylaw No. 7247-2016

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family [Medium Density] Urban Residential) to permit a future subdivision of approximately two lots

Third reading

The Manager of Development and Environmental Services advised that the applicant did not express interest in preserving the house currently on the property due to its state of disrepair.

R/2017-192

It was moved and seconded

That Bylaw No. 7247-2016 be given third reading.

CARRIED

Councillor Speirs - OPPOSED

1003 2015-345-RZ, 12106 230 Street

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 a future subdivision of approximately two lots

Third reading

R/2017-193

It was moved and seconded

That Bylaw No. 7205-2016 be given third reading.

CARRIED

- 1004 **2016-009-RZ, 23729 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 7220-2016**
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future construction of a 41 unit multi-family development
Third reading

R/2017-194

It was moved and seconded

That Bylaw No. 7220-2016 be given third reading.

Before the vote took place,

R/2017-195

It was moved and seconded

That Application 2016-009-RZ at 23729 Dewdney Trunk Road be referred to staff to provide further information related to traffic.

CARRIED

Note: Item 1005 was given third reading and adopted at the February 28, 2017 Council Meeting. Only third reading was required. The motion for third reading and adoption should therefore be repealed and the bylaw be given third reading only.

- 1005 **2016-039-RZ, 11951 240 Street
Maple Ridge Zone Amending Bylaw No. 7229-2016**
To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the future construction of a Tim Hortons restaurant and drive-through)
Repeal of third reading and adoption
Third reading

R/2017-196

It was moved and seconded

That third reading and adoption of Bylaw No. 7229-2016 be repealed and that Bylaw No. 7229-2016 be given third reading.

CARRIED

Bylaws for Adoption

- 1006 **2012-013-RZ, 24152 112 Avenue**
Staff report dated March 28, 2017 recommending adoption
- 1006.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7040-2013**
To designate from Institutional and Low Density Residential to Low/Medium Density Residential, Conservation and Park
Adoption

R/2017-197

It was moved and seconded

That Bylaw No. 7040-2013 be adopted.

CARRIED

1006.2 Maple Ridge Zone Amending Bylaw No. 7041-2013

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) and P-1 (Park and School) to permit a future subdivision of approximately 25 lots and a neighbourhood park

Adoption

R/2017-198

It was moved and seconded

That Bylaw No. 7041-2013 be adopted.

CARRIED

1007 Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016

To authorize a municipal service to maintain enhanced landscape areas

Adoption

R/2017-199

It was moved and seconded

That Bylaw No. 7277-2016 be adopted.

CARRIED

1008 East Hampstead Local Area Service Bylaw No. 7278-2016

To authorize a municipal service to maintain enhanced landscape areas

Adoption

R/2017-200

It was moved and seconded

That Bylaw No. 7278-2016 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 *COMMITTEE OF THE WHOLE*

Public Works and Development Services

1101 2016-209-RZ, 20421 123 Avenue, RS-1 to RS-1b

Staff report dated March 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7264-2016 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a 2 lot subdivision be given second reading and be forwarded to Public Hearing.

R/2017-201

It was moved and seconded

- 1) That Bylaw No. 7264-2016 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 Restrictive Covenant for Stormwater Management.
 - ii) Removal of existing building;
 - iii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
 - iv) 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1102 2012-013-DVP, 24152 112 Avenue

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-013-DVP to reduce the required width of the constructed road on 242 Street from an urban collector width to an urban local width across the frontage of the park.

R/2017-202

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2012-013-DVP respecting property located at 24152 112 Avenue.

CARRIED

1103 2017-050-DVP, 12260 250 Street

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-050-DVP to vary the requirement to construct 250 Street to the north edge of the property line and to vary the requirement for full urban upgrades.

R/2017-203

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-050-DVP respecting property located at 12260 240 Street.

CARRIED

1104 Award of Contract, Municipal Equipment Purchase, Two Tandem Axle Dump Trucks with Underbody Plow and Sander

Staff report dated March 20, 2017 recommending that the contract for the purchase of two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. and that the Corporate Officer be authorized to execute the contract.

R/2016-204

It was moved and seconded

That the contract for the purchase of two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. in the amount of \$514,380.00 plus applicable taxes of approximately \$61,725.60 and furthermore, that the Corporate Officer be authorized to execute the contract.

CARRIED

Financial and Corporate Services (including Fire and Police)

Note: Items 1131 and 1132 have been added to the “Items on Consent” agenda

1131 Disbursements for the month ended February 28, 2017

1132 2017 Council Expenses

Parks, Recreation & Culture – Nil

Administration

1171 Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to execute Partnering Agreements with 874668 BC Ltd. under building permits 16-112807, 16-112814 and 16-116919.

R/2017-205

It was moved and seconded

That the Corporate Officer be authorized to execute Partnering Agreements with:

- 1. 874668 BC Ltd. under building permit number 16-112807 in the amount of \$8,979.67; and**
- 2. 874668 BC Ltd. under building permit number 16-112814 in the amount of \$5,784.22; and**
- 3. 874668 BC Ltd. under building permit number 16-116919 in the amount of \$7,639.02.**

CARRIED

Councillor Robson - OPPOSED

Other Committee Issues – Nil

1200 STAFF REPORTS

1201 2016-325-CU, 22606 Dewdney Trunk Road

Staff report dated February 28, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-325-CU for a taxi dispatch office and taxi parking.

R/2017-206

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-325-CU respecting property located at 22606 Dewdney Road.

CARRIED

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

Councillor Robson requested a briefing from staff pertaining to property on 264 Street and an application for a business license for a rehabilitation facility.

The General Manager of Public Works and Development provided information on an application for a business license by a property owner at 264 Street. He advised on the process currently being carried out by the Bylaws Department.

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

1500 ***QUESTIONS FROM THE PUBLIC***

Steve Gadsby

Mr. Gadsby expressed concern with the proposed facility on 264 Street in that it may attract addicts from other areas into the community. He did not feel the proposed use qualified as a home based business citing that an owner will not be living in the home and that this will be a profit based venture. Mr. Gadsby outlined further concerns with the impact of such a facility on the neighbourhood. He asked whether this type of an application can be refused and whether it complies with the home based business bylaw.

Eric Gunderson

Mr. Gunderson expressed concern that a proposal for use of a house on 264 Street will be a revolving door operation and felt it did not fit the concept of home based business. He stated that residents would like to know more about the profile of users of the proposed business. Mr. Gunderson also expressed concern that the complexion of the neighbourhood will be negatively impacted.

Carol Powell

Ms. Powell shared information on another facility owned by the applicant for a business license for the house on 264 Street. Ms. Powell expressed that residents are extremely upset that such a facility will be opened in a residential area which is surrounded by beautiful homes and properties cherished by their owners.

Ken Blogg

Mr. Blogg disagreed strongly with allowing the type of business being proposed for a home on 264 Avenue to go into the most beautiful subdivision in Maple Ridge. He stated that he did not understand the reasoning and felt to allow the proposed use is wrong.

June Camire

Ms. Camire asked for the zoning on the properties in the Whispering Falls neighbourhood. The Manager of Development and Environmental Services advised on the zoning.

Ms. Camire provided a definition of an RG zone as a zone for group housing and stated that the properties in Whispering Falls are zoned residential. She referred to correspondence received from staff, read excerpts from the letter and asked for clarification on the actual proposed use for the house on 264 Street. She also read a portion of the letter advising that the City cannot legally refuse a license if all conditions of a bylaw have been met and requested an explanation of the conditions.

The Manager of Development and Environmental Services advised that the application is still under review by the Bylaws Department and further information will be brought forward.

Jim Reilly

Mr. Reilly indicated that he has submitted correspondence to the Manager of Bylaws and Licences and the General Manager of Public Works and Development. He spoke to negative impacts on the Whispering Falls neighbourhood of the Kanaka Business Park and other commercial businesses in the area and expressed concern with the continued infusion of commercial into a residential neighbourhood. He voiced concern over the nature of the proposed business of the house on 264 Street. Mr. Reilly reminded all that two correctional centres are located in near vicinity to the Whispering Falls area as well. Mr. Reilly does not agree that the City is compelled to approve a license when regulations are met. He reiterated his statement that having the Kanaka Business Park in the area is enough for the neighbourhood.

The General Manager of Public Works and Development advised on the review of the bylaw. He also advised that staff will have to check on timing as well as confer with legal counsel.

1500.1
R/2017-207

It was moved and seconded

That Question Period be extended for an additional 15 minutes.

CARRIED

The Chief Administrative Officer requested a motion from Council on the possible delay of provision of a business license.

1500.2
R/2017-208

It was moved and seconded

That staff provide information on how future regulation might impact the complications of a having a rehab facility in a single family home within a residential neighbourhood; and further

That staff provide information on ways in which applications can and cannot be withheld in relation to policy development.

CARRIED

Carol Callaghan

Ms. Callaghan advised on a conversation held with the Manager of Bylaws and Licences pertaining to inspections on the house and the timing of issuing a business license. She expressed concern that a license will be issued quickly dependent on inspections.

Caleb Shearer

Mr. Shearer identified himself as the resident renting 21728 264 Street for the purpose of operating a care facility. He provided clarification on the types of clients who may be making use of such a facility and advised on the business plan. He offered to meet with and discuss the concerns of the neighbourhood residents.

Jim Reilly

Mr. Reilly asked whether the applicant has commenced business operations, who the applicant is and the name of the business.

Joe Delmaestro

Mr. Delmaestro expressed concern with the overall process of the issuance of business licenses particularly with the lack of information around applicants. He asked who currently owns the house and questioned whether there is a permit for an extension onto the house.

The Acting Mayor indicated that the fifteen minutes allocated for extension of Question Period has run out and asked for a motion to adjourn.

1600 ***ADJOURNMENT***

R/2017-209

It was moved and seconded

That the March 28, 2017 Council meeting be adjourned.

CARRIED

Councillor Shymkiw - OPPOSED

The meeting was adjourned at 8:47 p.m.

Certified Correct

K. Duncan, Acting Mayor

L. Darcus, Corporate Officer