

City of Maple Ridge

***COUNCIL MEETING MINUTES***

April 10, 2018

The Minutes of the City Council Meeting held on April 10, 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.

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***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor C. Bell  
Councillor K. Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw

***Appointed Staff***

F. Quinn, Acting Chief Administrative Officer/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  
D. Denton, Acting Corporate Officer  
A. Gaunt, Confidential Secretary

***ABSENT***

Councillor C. Speirs

***Other staff as required***

D. Pollock, Municipal Engineer  
C. Goddard, Manager of Development and Environmental  
Services

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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***

300      ***APPROVAL OF THE AGENDA***

R/2018-193

It was moved and seconded

That the agenda for the Regular Council Meeting of April 10, 2018 be approved as  
circulated.

CARRIED

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

401      Minutes of the Regular Council Meeting of March 27, 2018

R/2018-194

It was moved and seconded

**That the minutes of the Regular Council Meeting of March 27, 2018 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS*** – Nil

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

**Eric Phillips**

Mr. Phillips referred to a trucking company operating in the lower Hammond area which has been denied a business licence and advised that the company is operating. He asked what the City is planning on doing and how long the residents in the community will have to put up with the issue.

Mayor Read advised that City staff is working with the legal team to deal with the issue. She also advised that regular notifications are received from neighbours when trucks are moving.

**Joanne Mitchell**

Ms. Mitchell advised that she lives on Burnett Street and after living in the area from 1987 onward, is moving away from Maple Ridge. She implored governments to try to stop the low barrier approach and work with treatment first. She does not feel that the low barrier approach is benefiting the community.

**Judy Dueck**

Ms. Dueck asked whether anything has been heard pertaining to the heritage house and is BC Housing is willing to move the house. She expressed the importance of preserving the house as it is in the heritage designation.

Mayor Read advised that the City is still waiting for a response from BC Housing.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings of March 27, 2018

701.2 Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee – November 29, 2017
- Advisory Design Panel – February 21, 2018
- Municipal Advisory Committee on Accessibility Issues and Inclusiveness – November 16, 2017 and January 18, 2018
- Social Policy Advisory Committee – February 7, 2018

702 ***Reports***

702.1 **Albion Community Centre Design Update**

Staff report dated April 10, 2018 outlining the need for affordable infant and toddler care and out of school care in the community and providing an update on design elements to support the development of the Albion Community Centre as a multi-use community facility.

703 ***Correspondence*** – Nil

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

R/2018-195

It was moved and seconded

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

CARRIED

R/2018-196

It was moved and seconded

**That Item 702.1 Albion Community Centre Design Update be removed from the Items on Consent agenda for discussion.**

CARRIED

**702.1 Albion Community Centre Design Update**

Staff report dated April 10, 2018 outlining the need for affordable infant and toddler care and out of school care in the community and providing an update on design elements to support the development of the Albion Community Centre as a multi-use community facility.

The General Manager of Parks, Recreation & Cultural Services reviewed the staff report and provided a history and clarification on the process.

**800 UNFINISHED BUSINESS – Nil**

**900 CORRESPONDENCE – Nil**

**1000 BYLAWS**

**1001 2017-281-RZ, 21428, 21460, 21472 Dewdney Trunk Road**

**1001.1 21428, 21460 and 21472 Dewdney Trunk Road**  
**Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017**  
To designate from Urban Residential to Institutional  
Adoption

R/2018-197

It was moved and seconded

**That Bylaw No. 7357-2017 be adopted.**

CARRIED

**1001.2 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  
Adoption

R/2018-198

It was moved and seconded

**That Bylaw No. 7360-2017 be adopted.**

CARRIED

**1002 2017-291-RZ, 24093 and 24137 104 Avenue and PID 009-437-061**

**1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017**

To designate from Medium Density Residential and Institutional to Institutional and Conservation and to add to Conservation Adoption

R/2018-199

It was moved and seconded

**That Bylaw No. 7369-2017 be adopted.**

CARRIED

**1002.2 Maple Ridge Zone Amending Bylaw No. 7364-2017**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School) to permit two P-1 (Park and School) zoned lots for the construction of a new School District-owned elementary school and City-owned community centre.  
Adoption

R/2018-200

It was moved and seconded

**That Bylaw No. 7364-2017 be adopted.**

CARRIED

**1003 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018**

To provide updated regulations for staff to pursue compliance with any violations of the Drinking Water Conservation Plan Bylaw  
Adoption

R/2018-201

It was moved and seconded

**That Bylaw No. 7426-2018 be adopted.**

CARRIED

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101     **2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1**

Staff report dated April 10, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) for future development of approximately 29 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.

R/2018-202

It was moved and seconded

1. That Bylaw No. 7432-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102     **2018-084-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Loughheed Highway, RS-1 to RM-2**

Staff report dated April 10, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7449-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for future development of a four to five storey apartment building with approximately 120 to 150 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

MAIN MOTION

R/2018-203

It was moved and seconded

1. That Bylaw No. 7449-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

**MOTION TO DEFER**

**R/2018-204**

It was moved and seconded

**That Item 1102 be deferred until discussions with the Ministry of Transportation and Infrastructure pertaining to the intersection at Loughheed Highway and 222 Street are complete.**

**DEFEATED**

Mayor Read, Councillor Duncan, Councillor Masse,  
Councillor Shymkiw – **OPPOSED**

**QUESTION ON MAIN MOTION**

**MAIN MOTION DEFEATED**

Councillor Bell, Councillor Masse, Councillor Robson - **OPPOSED**

**1103      2016-055-RZ, 23183 136 Avenue, A-2 to RM-1**

Staff report dated April 10, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018 to revise conservation boundaries be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7238-2016 to rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential) to permit future development of approximately 54 townhouse units be given second reading as amended and be forwarded to Public Hearing.

**R/2018-205**

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. 7446-2018 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. 7446-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3) That it be confirmed that Amending Bylaw No. 7446-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) That Bylaw No. 7446-2018 be given first and second readings and be forwarded to Public Hearing;**
- 5) That Bylaw No. 7238-2016, as amended in the staff report dated April 10, 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) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails/Open Space;
  - iii) Road dedication on 136 Avenue, 137 Avenue, and 232 Street, as required;
  - iv) Park dedication, as required, including construction of multi-purpose trails and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - vii) Registration of a Restrictive Covenant for Stormwater Management;
  - viii) Removal of existing buildings;
  - ix) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
  - x) 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.
  - xi) That a voluntary contribution, in the amount of \$167,400.00 (\$3,100/unit) be provided in exchange for the additional density for this proposal; and
  - xii) That a voluntary contribution, in the amount of \$221,400.00 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104      **2017-216-DP, PID 017-967-546, Wildfire Development Permit**

Staff report dated April 10, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-216-DP to fulfill requirements of the Wildfire Development Permit Area guidelines to permit a proposed four lot subdivision under the RS-2 (One Family Suburban Residential) zone.



R/2018-206

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-216-DP respecting property located at PID 017-967-546.**

CARRIED

1105     **2017-385-DP, 11907 228 Street, Housing Agreement Bylaw**

Staff report dated April 10, 2018 recommending that 11907 228 Street Housing Agreement Bylaw No. 7447-2018 to secure units as below-market rental housing in perpetuity be given first, second and third reading.

R/2018-207

It was moved and seconded

**That 11907 228 Street Housing Agreement Bylaw No. 7447-2018 be given first, second and third reading.**

CARRIED

1106     **Award of Contract: Pavement Rehabilitation Program**

Staff report dated April 10, 2018 recommending that the extension for the 2016 Contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd.; that additional work locations may be added under extra work provisions up to 25% of the contract and that the Corporate Officer be authorized to sign the contract.

R/2018-208

It was moved and seconded

**That the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd., in the amount of \$1,059,509.13 including applicable taxes;**

**That additional work locations may be added under the extra work provisions in the contract up to 25% of the value of the contract (\$264,877.28) including taxes; and further**

**That the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,059,509.13 plus the contingency.**

CARRIED

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

**1131 British Columbia Lottery Corporation Request to Increase the Maximum Number of Slot Machines**

Staff report dated April 10, 2018 recommending that the maximum number of slot machines permitted at the Chances Maple Ridge located at 22692 Lougheed Highway be increased to a maximum of 250 slot machines.

R/2018-209

It was moved and seconded

**That the maximum number of slot machines permitted at Chances Maple Ridge located at 22692 Lougheed Highway be increased to a maximum of 250 slot machines.**

CARRIED

Mayor Read - OPPOSED

**Parks, Recreation & Culture**

**1151 Award of Contract – Arthur Peake Field Civil Works**

Staff report dated April 10, 2018 recommending that Contract ITT-PL17-79: Artificial Turf Field – Civil Works for Arthur Peake/Golden Ears Elementary be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized, that the Financial Plan Bylaw be amended to include additional funding from the Gaming Revenue for the Arthur Peake Synthetic Field Project and further that the Corporate Officer be authorized to execute the contract.

R/2018-210

It was moved and seconded

**That Contract ITT-PL17-79: Artificial Turf Field - Civil Works for Arthur Peake/Golden Ears Elementary be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$2,493,000 plus taxes, as well as a contingency of \$300,000 be authorized; and**

**That the Financial Plan Bylaw be amended to include an additional \$600,000 from the Gaming Revenue Reserve for the Arthur Peake Synthetic Field project; and further**

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

CARRIED

**1152 Award of Contract – Arthur Peake Centre and Samuel Robertson Technical Secondary School Synthetic Field Carpeting**

Staff report dated April 10, 2018 recommending that Contract RFP-PL18-17: Supply and Installation of the Sports Field Synthetic Turf Surfacing at Arthur Peak Centre and Samuel Robertson Technical Secondary School (“SRT”) be awarded to Worldwide Turf Incorporated, that the next Financial Plan Bylaw include a draw from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf at SRT and further that the Corporate Officer be authorized to execute the contract.

R/2018-211

It was moved and seconded

**That Contract RFP-PL18-17: the Supply and Installation of the sports field synthetic turf surfacing at the Arthur Peake Centre and Samuel Robertson Technical Secondary School be awarded to Worldwide Turf Incorporated in the amount of \$1,270,000.00 plus taxes; and**

**That the next Financial Plan Bylaw amendment include a draw of \$703,000 from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf at Samuel Roberson Technical Secondary School; and further**

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

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     *ADJOURNMENT* – 8:14 p.m.

Certified Correct

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N. Read, Mayor

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D. Denton, Acting Corporate Officer