

City of Maple Ridge

COUNCIL MEETING MINUTES

May 9, 2017

The Minutes of the City Council Meeting held on May 9, 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.

PRESENT

Elected Officials

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

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

ABSENT

Mayor N. Read
Councillor C. Bell

Other staff as required

C. Goddard, Manager of Development and Environmental Services
D. Hall, Planner 1

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

Note: Councillor Shymkiw chaired the meeting as Acting Mayor

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

The agenda was amended with the withdrawal of Item 1104

300 ***APPROVAL OF THE AGENDA***

R/2017-169

It was moved and seconded

That the agenda for the May 9, 2017 Council Meeting be approved as amended.

CARRIED

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

401 Minutes of the Regular Council Meeting of April 25, 2017

R/2017-170

It was moved and seconded

That the minutes of the Regular Council Meeting of April 25, 2017 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of April 25, 2017

R/2017-171

It was moved and seconded

That the minutes of the Public Hearing of April 25, 2017 be adopted as circulated.

CARRIED

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

Mr. Swaybe, the CAO, was presented with a Canadian Association of Municipal Administrators' Long Service Recognition Award.

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee of April 19 and 28, 2017 and May 4, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues – February 16, 2017

701.3 Minutes of the Committee of the Whole of April 24, 2017

702 **Reports**

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

Staff report dated May 9, 2017 recommending that the disbursements for the month ended March 31, 2017 be received for information.

703 **Correspondence** – Nil

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

R/2017-172

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor Speirs**

Discussion of Riverview lands

R/2017-173

It was moved and seconded

Amended as per
the May 23, 2017
Council Meeting
Minutes

~~That a discussion of Riverview lands be added to the May 23, 2017 Council Meeting agenda.~~ **That the motion by Councillor Speirs for a discussion of Riverview lands be deferred to the May 23, 2017 Council Meeting.**

CARRIED

900 ***CORRESPONDENCE***

901 **Maple Ridge Amateur Radio Club (MRARC) – Community Gaming Grant**

Letter dated April 28, 2017 from John Mills, Chair, MRARC Lottery Grant Committee requesting support for the radio club in its application to the Ministry of Community, Sport and Cultural Development, Community Gaming Grants Branch for a grant to update its radio communications and training equipment.

Note: The MRARC supports the Maple Ridge Emergency Operations Centre by volunteering their time and resources and would play an important role during any substantial emergency.

R/2017-174

It was moved and seconded

That the application by the Maple Ridge Amateur Radio Club (“MRARC”) to the Ministry of Community, Sport and Cultural Development, Community Gaming Grants Branch for a grant to update radio communications and training equipment be supported.

R/2017-175

It was moved and seconded

That the letter from the Maple Ridge Amateur Radio Club be deferred to the May 23, 2017 Council Meeting and that staff provide further information on the proposed uses of grant monies by the MRARC.

CARRIED

Councillor Duncan - OPPOSED

1000 ***BYLAWS***

Note: Item 1001 is from the Public Hearing of April 25, 2017

Bylaws for Third Reading

1001 **2016-209-RZ, 20421 123 Avenue**

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 future 2 lot subdivision
Third reading

R/2017-176

It was moved and seconded

That Bylaw No. 7264-2016 be given third reading.

CARRIED

Bylaws for Adoption

1002 **Maple Ridge 2017 Tax Rates Bylaws**

1002.1 **Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7324-2017**

To allow for dyke maintenance and improvements and equipment repair and maintenance

Adoption

R/2017-177

It was moved and seconded

That Bylaw No. 7324-2017 be adopted.

CARRIED

1002.2 Albion Dyking District Tax Rates Bylaw No. 7323-2017

To allow for dyke maintenance and improvements and equipment repair and maintenance

Adoption

R/2017-178

It was moved and seconded

That Bylaw No. 7323-2017 be adopted.

CARRIED

1003 Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017

Staff report dated May 9, 2017 recommending that Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017 to amend the 2017-2021 Financial Plan Bylaw be adopted as amended.

Adoption

R/2017-179

It was moved and seconded

That Bylaw No. 7317-2017 be adopted.

CARRIED

1004 Maple Ridge 2017 Property Tax Rates Bylaw No. 7318-2017

To establish property tax rates for Municipal and GVRD purposes for the year 2017

Adoption

R/2017-180

It was moved and seconded

That Bylaw No. 7318-2017 be adopted.

CARRIED

- 1005 **Maple Ridge Recycling Charges Amending Bylaw No. 7319-2017**
 To set recycling charges for 2017
 Adoption

R/2017-181

It was moved and seconded

That Bylaw No. 7319-2017 be adopted.

CARRIED

- 1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2017-074-RZ, 20383 Ospring Street, RS-1 to R-1**

Staff report dated May 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7315-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to create a 2 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, E and G of the Development Procedures Bylaw No. 5879-1999 along with information required for a Subdivision application.

R/2017-182

It was moved and seconded

That Bylaw No. 7315-2017 be given first reading; and

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

CARRIED

- 1102 **2016-008-RZ, 11016, 11032 and 11038 240 Street, RS-3 to R-3 and RM-1**

Staff report dated May 9, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017 to designate land use from Low/Medium Density Residential and Conservation to Medium Density Residential and Conservation and to amend the conservation boundary be given first and second reading and be forwarded to Public Hearing, that Maple Ridge Zone Amending Bylaw No. 7218-2016 to rezone

from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and Maple Ridge Zone Amending Bylaw No. 7219-2016 to rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) to permit a subdivision of approximately 8 single family lots and a 15 unit townhouse development be given second reading and be forwarded to Public Hearing.

R/2017-183

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. 7326-2017 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. 7326-2017 be given first and second readings and be forwarded to Public Hearing;
- 3) That Bylaw No. 7218-2016 be given second reading, and be forwarded to Public Hearing;
- 4) That Bylaw 7219-2016 be given second reading, and be forwarded to Public Hearing;
- 5) 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 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" for conservation areas
 - iii) Road dedication on 240 Street and 110 Avenue, as required;
 - iv) Park dedication as required, including the possibility of construction of walkways, and multipurpose trails; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Tree Protection;
 - x) Registration of a Restrictive Covenant for Stormwater Management;
 - xi) Removal of existing buildings;

- xii) 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.
- xiii) That a voluntary contribution, in the amount of \$4,100.00 per townhouse dwelling unit and \$5,100.00 per single family lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- xiv) That a contribution in the amount of \$3,100.00 per multifamily unit and Single Family dwelling be paid for obtaining a higher density with regard to the Density Bonus framework established in the Albion Area Plan, estimated to be \$71,300.00.

CARRIED

1103 2017-115-RZ, 10181 247 Street, RS-1b and R-1 to RS-1b

Staff report dated May 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7321-2017 to rezone from RS-1b (One Family Urban [Medium Density] Residential) and R-1 (Residential District) to RS-1b (One Family Urban [Medium Density] Residential) to rectify split-zoning currently applying to the subject property be given first and second reading and be forwarded to Public Hearing.

R/2017-184

It was moved and seconded

That Bylaw No. 7321-2017 be given first and second reading and be forwarded to Public Hearing.

CARRIED

1104 2017-077-DVP, 25929 116 Avenue

This item was withdrawn by the applicant.

CARRIED

1105 2016-455-DVP, 11770 Fraser Street

Staff report dated May 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-455-DVP to vary requirements of the Subdivision and Development Servicing Bylaw to waive requirements for the provision of street trees to permit construction of a commercial and medical office building.

R/2017-186

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-455-DVP respecting property located at 11770 Fraser Street.

CARRIED

1106 **2016-455-DP, 11770 Fraser Street**

Staff report dated May 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-455-DP to permit construction of a 3 storey commercial/medical building and that the receipt of payment in lieu for four parking stalls be acknowledged.

R/2017-187

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-455-DP respecting property located at 11770 Fraser Street; and further

That Council acknowledge by resolution the receipt of \$50,000.00 as payment in lieu for four parking stalls for the subject property with legal description Lot C, D.L. 398, Plan NWP5194.

CARRIED

1107 **Award of Contract: Pavement Rehabilitation Program**

Staff report dated May 9, 2017 recommending that the extension of the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd. and that additional work locations be added under extra work provisions in the contract and further that the Corporate Officer be authorized to sign the contract.

R/2017-188

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 \$1,390,012.50 including applicable taxes and further those additional work locations may be added under the extra work provisions in the contract up to 25% of the value of the contract (\$347,503.17) including taxes, and furthermore that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,390,012.50 plus the contingency.

CARRIED

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

Parks, Culture & Recreation – 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 ***QUESTIONS FROM THE PUBLIC*** – Nil

1600 ***ADJOURNMENT*** – 7:28 p.m.

Certified Correct

T. Shymkiw, Acting Mayor

L. Darcus, Corporate Officer