

COUNCIL MEETING MINUTES

June 27, 2017

The Minutes of the City Council Meeting held on June 27, 2017 at 7:15 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

E.C. Swabey, Chief Administrative Officer
W. McCormick, Acting 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

Other staff as required

C. Goddard, Manager of Development and Environmental
Services
D. Pollock, Municipal Engineer
B. Elliott, Manager of Community Planning
A. Kopystynski, Planner 2

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***

300 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

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

401 Minutes of the Special Council Meeting of June 13, 2017, the Regular Council Meeting of June 13, 2017 and the Special Council Meeting of June 19, 2017

R/2017-256

It was moved and seconded

That the minutes of the Regular Council Meeting of Special Council Meeting of June 13, 2017, the Regular Council Meeting of June 13, 2017 and the Special Council Meeting of June 19, 2017 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Project Louisa – Wood Art Proposal**

- Andres Schneider

Mr. Schneider gave a PowerPoint presentation providing information on Project Louisa. He illustrated the burl slab and depicted how he would like to use the wood for an art project for the community.

R/2017-257

It was moved and seconded

That staff prepare a report for a future Council Workshop Meeting related to Project Louisa, and include any information from the Public Art Steering Committee on the project.

CARRIED

602 **The Tiny House Festival**

- Lisa Chessari, Founder/Organizer

Ms. Chessari gave a PowerPoint presentation providing the history and background information on the Tiny House organization. She outlined how micro homes can be built and the requirements in terms of zoning to allow a tiny house community. She introduced Mr. Jerry Purnell who spoke further to the proposal and indicated he would like to follow up with City staff to develop a plan.

The Director of Planning indicated that this type of housing will form part of a staff report on affordable housing slated to come before Council.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meeting of May 30, June 6 and June 14, 2017

702 **Reports**

702.1 **2017 Council Expenses**

Staff report dated June 27, 2017 providing an update on Council expenses to the end of May 2017.

702.2 **2017 Home Show**

Staff report dated June 27, 2017 providing information on the Ridge Meadows Home Show held from May 5 to 7, 2017.

702.3 **Update on Town Centre Animation Plan**

Staff report dated June 27, 2017 providing an update on the key elements of the Town Centre Animation Plan including the Mobile Food Vendor Truck (Food Trucks) Pilot Program, the Street Entertainment (Busker) Pilot Program and the Sidewalk Café/Parklet Program

703 **Correspondence** – Nil

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

R/2017-258

It was moved and seconded

That Items 701.1, 702.1, 702.2 and 703.2 on the “Items on Consent” agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

Note: Item 801 was deferred at the June 13, 2017 Council Meeting

801 Follow-Up Report: Funding Strategy for Leisure Centre Renovations, Synthetic Sports Fields, the Albion Community Centre and additional surface at Planet Ice

Staff report dated June 27, 2017 recommending that Funding Model IV in the report be supported subject to a Closed discussion on legal implications of moving forward with the projects.

The General Manager of Corporate and Financial Services reviewed the staff report. He provided clarification on reserves and borrowing.

MAIN MOTION

R/2017-259

It was moved and seconded

That Funding Model IV outlined in the staff report dated June 27, 2017 be supported, subject to a Closed Council Meeting discussion on the legal implications of moving forward with these projects.

R/2017-260

It was moved and seconded

That the main motion be amended to add the following to the end of the main motion: "...excluding the Albion Community Centre and the additional surface at Planet Ice; and

That the motion relating to the Albion Community Centre be deferred for a two week period; and

That staff be directed to bring back a report providing alternative approaches to developing another ice sheet at the Planet Ice facility and engage in discussion with RG Properties to that end."

CARRIED

MOTION AS AMENDED CARRIED

Note: Item 802 was deferred at the June 13, 2017 Council Meeting.

802 Albion Community Centre – Design Contract Award

Staff report dated June 13, 2017 recommending that the Architectural Design Services Contract for the Albion Community Centre be awarded to Craven Huston Powers Architects, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

802.1
R/2017-261

It was moved and seconded

That the staff report dated June 13, 2017 titled “Albion Community Centre – Design Contract Award” be deferred for two weeks.

DEFEATED

Mayor Read, Councillor Duncan, Councillor Speirs, Councillor Shymkiw -
OPPOSED

802.2
R/2017-262

It was moved and seconded

That the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects (CHPA) at a contract price of \$689,055 (excluding taxes); and;

That a contingency of 20% in the amount of \$137,811 (excluding taxes) be established for the design project; and further,

That the Corporate Officer be authorized to execute the contract.

R/2017-263

It was moved and seconded

That the motion be amended to add the text “and further, that no design work takes place until discussions with the YMCA and the YWCA are held.”

AMENDMENT WITHDRAWN

R/2017-264

It was moved and seconded

That the staff report titled Albion Community Centre – Design Contract Award dated June 13, 2017 be deferred for two weeks.

CARRIED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: ***Items 1001 to 1005 are from the June 20, 2017 Public Hearing***

Bylaws for Third Reading

1001 **2017-115-RZ, 10181 247 Street**

Maple Ridge Zone Amending Bylaw No. 7321-2017

To rezone from R-1 (Residential District) to RS-1b (One Family Urban [Medium Density] Residential) to rectify the split-zoning that currently applies to the subject property (this is not creating a new lot)

Third reading

R/2017-265

It was moved and seconded

That Bylaw No. 7321-2017 be given third reading.

CARRIED

1002 **2016-008-RZ, 11016, 11032 and 11038 240th Street**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017**

To designate from Low/Medium Density Residential to Conservation and Medium Density Residential and to add to Conservation

Third reading

R/2017-266

It was moved and seconded

That Bylaw No. 7326-2017 be given third reading.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7218-2016**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 15 townhouse units

Third reading

R/2017-267

It was moved and seconded

That Bylaw No. 7218-2016 be given third reading.

CARRIED

1002.3 Maple Ridge Zone Amending Bylaw No. 7219-2016

To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) for a future 8 lot subdivision

Third reading

R/2017-268

It was moved and seconded

That Bylaw No. 7219-2016 be given third reading.

CARRIED

1003 2016-464-RZ, 20185 and 20199 McIvor Avenue

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7333-2017

To designate from Agricultural to Urban Residential and to amend the Urban Area Boundary

Third reading

R/2017-269

It was moved and seconded

That Bylaw No. 7333-2017 be given third reading.

CARRIED

1003.2 Maple Ridge Zone Amending Bylaw No. 7308-2017

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) for a future 9 lot subdivision

Third reading

R/2017-270

It was moved and seconded

That Bylaw No. 7308-2017 be given third reading.

CARRIED

Note: Councillor Duncan excused herself from discussion of Item 1004 at 8:40 p.m. as she lives in the vicinity of the proposal development

1004 2015-297-RZ, 23025, 23054, 23060, 23070, 23075, 23089 and 23095 Loughheed Highway and 11305, 11383, 11428 and 11438 232 Street

1004.1 Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017

To designate from Conservation and Urban Residential to Urban Residential, Commercial, Conservation and Park and to remove from Conservation and add to Conservation

Third reading

R/2017-271

It was moved and seconded

That Bylaw No. 7331-2017 be given third reading.

CARRIED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7183-2015**

To rezone from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 (Townhouse Residential), C-1 (Neighbourhood Commercial) and P-1 (Park and School) to permit future subdivision of approximately 89 R-2 lots and 262 townhouse units

Third reading

R/2017-272

It was moved and seconded

That Bylaw No. 7183-2015 be given third reading.

CARRIED

Note: Councillor Duncan returned to the meeting at 8:46 p.m.

1005 **2017-231-RZ**

Maple Ridge Zone Amending Bylaw No. 7339-2017

To regulate supportive recovery homes and other care facilities uses throughout the City of Maple Ridge

Third reading

R/2017-273

It was moved and seconded

That Bylaw No. 7339-2017 be deferred until such time as a modified draft housing agreement is provided for Council discussion and recommendations to the bylaw are included based on discussion held today.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

Bylaws for Adoption

- 1006 **2014-003-CU, 19975, 19989, 19997 Dunn Avenue**
 Maple Ridge Official Community Plan Amending Bylaw No. 7064-2014
 Staff report dated June 27, 2017 recommending adoption
 To provide a Temporary Use Permit to temporarily allow vehicle inventory
 storage on the three subject properties zoned RS-3 (One Family Rural
 Residential)
 Adopt

R/2017-274

It was moved and seconded

That Bylaw No. 7064-2014 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2014-070-RZ, 10470 245B Street and 24589 104 Avenue, RS-2 to RS-1b**

Staff report dated June 27, 2017 recommending that Maple Ridge Zone
Amending Bylaw No. 7157-2015 to rezone from RS-2 (One Family
Suburban Residential) to RS-1b (One Family Urban [Medium Density]
Residential) to permit a subdivision of approximately 16 lots be given first
reading.

R/2017-275

It was moved and seconded

1. 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;

2. That Bylaw No. 7157-2015 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1102 2016-448-CP, Area 1: 256 Street Land and Area 2: Lougheed Highway Lands

Staff report dated June 27, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 to redesignate Area 1: 256 Street Lands from Suburban Residential, Rural Resource and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential and Industrial Reserve be given second reading and be forwarded to Public Hearing and that Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017 to redesignate Area 2: Lougheed Highway from Suburban Residential to Industrial (Business Park category) and Rural Residential be given first and second reading and be forwarded to Public Hearing.

R/2017-276

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 the public and stakeholder engagement process, as outlined in the Employment Lands Consultation Outcomes and Next Step Options Report, dated May 2, 2017, and Council considers it unnecessary to provide any further consultation opportunities except by holding a Public Hearing on both bylaws;
- 2) That Bylaw No. 7299-2016 to redesignate Area 1: 256th Street Lands from Suburban Residential, Rural Resource and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential and Industrial Reserve be given second reading and be forwarded to Public Hearing;

- 3) That Official Community Plan Amending Bylaw No. 7335-2017 to redesignate Area 2: Loughheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential be given first and second reading and be forwarded to Public Hearing.

CARRIED

1103 2014-106-RZ, 23882 Dewdney Trunk Road, RS-1b to R-2

Staff report dated June 27, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7125-2014 to rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately 11 lots be given second reading and be forwarded to Public Hearing.

R/2017-277

It was moved and seconded

- 1) That Bylaw No. 7125-2014 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Restrictive Covenant for Stormwater Management
 - ii) 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.
 - iii) That a voluntary contribution, in the amount of \$56,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2016-223-RZ, 20434 Chigwell Street, RS-1 to R-1

Staff report dated June 27, 2017 recommending that 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 subdivision of 2 lots be given second reading and be forwarded to Public Hearing.

R/2017-278

It was moved and seconded

- 1) That Bylaw No. 7273-2016, as amended, be given second reading, and be forwarded to Public Hearing; and
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property for the proposed development;
 - ii) Demonstration of B.C Building Code and Fire Safety compliance of existing structures, or demolition;
 - iii) Demolition or relocation of encroaching structures.

CARRIED

1105 Award of Contract ITT-EN17-47: 117 Avenue Multi-Use Path (Burnett Street to 231 Street)

Staff report dated June 27, 2017 recommending that Contract ITT-EN17-47: 117 Avenue Multi-Use Path (Burnett Street to 231 Street) be awarded to Triahn Enterprises Ltd., that a contract contingency be approved and that the Corporate Officer be authorized to execute the contract.

R/2017-279

It was moved and seconded

That Contract ITT-EN17-47: 117 Avenue Multi-Use Path (Burnett Street - 231 Street), be awarded to Triahn Enterprises Ltd. in the amount of \$682,638.00 excluding taxes; and

That a contract contingency of \$70,000 be approved for unforeseen items; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1106 Municipal Equipment Purchase, Four (4) Half Ton Trucks

Staff report dated June 27, 2017 recommending that the contract for the purchase of four (4) half ton trucks be awarded to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge and that the Corporate Officer be authorized to execute the contract.

R/2017-280

It was moved and seconded

That the contract for the purchase of four (4) half ton trucks be awarded to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge in the amount of \$150,932.00 excluding tax and further that the Corporate Officer be authorized to execute the contract.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2016 Annual Report and 2016 Statement of Financial Information

Staff report dated June 27, 2017 recommending that the 2016 Annual Report be received and that the 2016 Statement of Financial Information be approved.

The Annual Report is available for viewing on the City of Maple Ridge website at <http://www.mapleridge.ca/163/Annual-Report>

R/2017-281

It was moved and seconded

That the 2016 Annual Report be received as required by the Community Charter; and

That the Statement of Financial Information be approved as required by the Financial Information Act.

CARRIED

Parks, Recreation & Culture

**1151 Municipal Advisory Committee on Accessibility Issues (“MACAI”),
Name Change and Bylaw No. 7344-2017**

Staff report dated June 27, 2017 recommending that the Municipal Advisory Committee on Accessibility Issues be renamed to the Municipal Advisory Committee on Accessibility and Inclusiveness (“MACAI”) and that Maple Ridge and Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness Bylaw No. 7344-2017 be given first, second and third readings.

R/2017-282

It was moved and seconded

That the Municipal Advisory Committee on Accessibility Issues be renamed to the Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI) and;

That Bylaw No. 7344-2017 be given first, second and third readings.

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 ***QUESTIONS FROM THE PUBLIC***

Ted Ingram

Mr. Ingram commented on the presentation on the wood art. He advised that he had expressed concern to the City over the state of the tree to be used in the wood art prior to it being cut down and that he did not receive a response. He expressed concern that it appeared that the City may be complicit in the cutting down of this tree by considering paying for an art project involving that same tree. He advised that he was also upset at the hours of conversation spent trying to figure out what had happened to the tree.

Diane Guthrie

Ms. Guthrie asked whether the Tiny House presentation was just a presentation for information. She commented on the two plans put forward by the delegation and asked whether the plans will be run simultaneously.

Mayor Read advised that the Tiny House Festival was a delegation providing a presentation to Council and that nothing has been done on the part of Council to move the project forward. She reiterated the Director of Planning's statement that the tiny house concept will be part of a larger discussion on different types of housing.

1600 ***ADJOURNMENT*** – 9:53 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer