

City of Maple Ridge

***COUNCIL MEETING MINUTES***

September 12, 2017

The Minutes of the City Council Meeting held on September 12, 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.

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***PRESENT***

***Elected Officials***

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

***Absent***

Mayor N. Read

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
C. Carter, Director of Planning  
D. Denton, Acting Corporate Officer  
A. Gaunt, Confidential Secretary

***Other staff as required***

G. Goddard, Manager of Development and Environmental Services  
D. Pollock, Municipal Engineer  
D. Hall, Planner 2  
M. Baski, Planner 1  
R. MacNair, Manager of Bylaw & Licensing 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

Note: Councillor Robson served as Acting Mayor in Mayor Read's absence

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 Regular Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017.

R/2017-386

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017 be adopted as circulated.**

CARRIED

- 402      Minutes of the Public Hearing of July 18, 2017

R/2017-387

It was moved and seconded

**That the minutes of the Public Hearing of July 18, 2017 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS***

- 601      **The ACT Arts Centre Season Preview**

- Karen Pighin, Communications and Development Manager
- Philip Hartwick, Acting Executive Director

Mr. Hartwick introduced Ms. Pighin, spoke to events at the ACT and provided a video previewing the upcoming season at the ACT Arts Centre.

- 602      **Robert Lonon**

- **Concerns pertaining to Application 2017-113-RZ, 12912 232 Street**

Mr. Lonon outlined his concerns with rezoning Application 2017-113-RZ. His concerns included how he has been dealt with by the current landlord and on being displaced as his home sits on the property in the application. He requested that Council enforce the bylaw for displacing mobile homes as it was written and as it was intended.

700      ***ITEMS ON CONSENT***

701      ***Minutes***

701.1    Minutes of the Development Agreements Committee Meetings – July 12, July 25, July 28, August 1, August 23 and August 29, 2017

701.2    Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel - June 13, 2017
- Public Art Steering Committee - May 30, 2017

702      ***Reports***

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

Staff report dated September 12, 2017 recommending that the disbursements for the month ended July 31, 2017 be received for information.

703      ***Correspondence*** – Nil

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

*From the July 25, 2017 Closed Council Meeting*

Item 04.02 - Purchase of 22160 121 Avenue for Future Park

Item 04.04 - Public Art Steering Committee Membership – 2017/2018  
Term Appointment of Don Miskiman

R/2017-388

It was moved and seconded

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

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE*** – Nil

1000   ***BYLAWS***

**Bylaws for Adoption**

- 1001      **2015-279-RZ, 22833 122 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7182-2015**  
Staff report dated September 12, 2017 recommending adoption  
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special  
Amenity Residential District) to permit subdivision into 3 lots not less than  
278 m<sup>2</sup>  
Adoption

R/2017-389

It was moved and seconded

**That Bylaw No. 7182-2015 be adopted.**

CARRIED

- 1002      **2016-448-CP, Area 1: 256 Street Lands, Area 2: Lougheed Lands**

- 1002.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016**  
**(Area 1: 256th Street Lands)**  
To re-designate the properties identified as Area 1: 256th Street Lands  
from Suburban Residential, Rural Resource, and Institutional to  
Conservation, Industrial, Park, Estate Suburban Residential, Suburban  
Residential, Industrial Reserve and Rural Resource and to introduce a new  
Industrial Reserve land use designation for the Official Community Plan  
Adoption

R/2017-390

It was moved and seconded

**That Bylaw No. 7299-2016 be adopted.**

CARRIED

**1002.2 Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017  
(Area 2: Lougheed Lands)**

To re-designate the properties identified as Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential, to expand the Albion Industrial Area for an Industrial (Business Park category) future, to re-designate four parcels located near 240 Street and the Lougheed Highway to Commercial and to identify that certain residential properties along River Road, south of the Lougheed Highway, are to be re-designated to Rural Residential  
Adoption

R/2017-391

It was moved and seconded

**That Bylaw No. 7335-2017 be adopted.**

CARRIED

Councillor Masse, Councillor Robson - OPPOSED

**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

**Public Works and Development Services**

**1101 2017-113-RZ, 12912 232 Street, RS-2 to C-1**

Staff report dated September 12, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7334-2017 to rezone from RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial) to allow for commercial use including retail space in a one storey format with a proposed child care centre be given first reading and that the applicant provide further information as described on Schedules C, D, and G of the Development Procedures Bylaw No. 5879-1999.

D. Hall, Planner provided the following information:

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

R/2017-392

It was moved and seconded

1. That Bylaw No. 7334-2017 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, & G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102     **2017-154-SD, 10501 Jackson Road, Local Area Service Bylaw**

Staff report dated September 12, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs to be levied on benefitting properties and that McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

R/2017-393

It was moved and seconded

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'McVeety', and per the Community Charter, Part 7, Division 5, 211 (1)(a), be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties; and further,
2. That McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

CARRIED

1103     **2012-065-DVP, 10501 Jackson Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-065-DVP to vary the subdivision servicing requirement for underground wiring to allow overhead wiring to remain along the 245B Street frontage, to increase maximum retaining wall height and to reduce front yard setbacks and minimum required lot width for specified lots.

R/2017-394

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2012-065-DVP respecting property located at 10501 Jackson Road.

CARRIED

**1104 2014-016-DVP, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-016-DVP to waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring.

R/2017-395

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-016-DVP respecting property located at 23908 and 23920 Dewdney Trunk Road.**

CARRIED

**1105 2015-279-DVP, 22833 122 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-279-DVP to reduce minimum lot width on lots 1, 2 and 3.

R/2017-396

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-279-DVP respecting property located at 22833 122 Avenue.**

CARRIED

**1106 2017-282-DVP, 25171 117 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-282-DVP to reduce the rear yard setback for the building face and deck and the roof overhang for a future home.

R/2017-397

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-282-DVP respecting property located at 25171 117 Avenue.**

CARRIED

Note: Councillor Duncan left the meeting at 7:47 p.m.

**1107 2016-163-SD, 5% Money in Lieu of Parkland Dedication, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.

R/2017-398

It was moved and seconded

**That pursuant to Council's policy regarding 5% Parkland Dedication or payment of Money In Lieu, be it resolved that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.**

CARRIED

**1108 Award of Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation)**

Staff report dated September 12, 2017 recommending that Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation) be awarded to Double M Excavating, that a construction contingency be approved to address potential variations in field conditions, that the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be amended to increase the budget for environmental services during construction and that the Corporate Officer be authorized to execute the contracts.

R/2017-399

It was moved and seconded

**That Contract ITT-EN17-52, 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation, be awarded to Double M Excavating Ltd. in the amount of \$566,777.97 excluding taxes; and**

**That a construction contingency of \$60,000.00 be approved to address potential variations in field conditions; and**



**That the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road), be amended to increase the budget by \$33,000.00 for environmental services during construction; and further**

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

CARRIED

Note: Councillor Duncan returned to the meeting at 7:50 p.m.

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

**1131 2018 Permissive Tax Exemptions**

Staff report dated September 12, 2017 recommending that Maple Ridge Tax Exemption Bylaw No. 7368-2017 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

R/2017-400

It was moved and seconded

**That Bylaw No. 7368-2017 be given first, second and third readings.**

CARRIED

Note: Councillor Robson excused himself from discussion of Item 1132 at 7:54 p.m. as his wife is an employee of the Food Bank. Councillor Bell chaired the meeting.

**1132 2017 Community Grants**

Staff report dated September 12, 2017 recommending that the proposed allocation of Community Grants for 2017 be approved.

R/2017-401

It was moved and seconded

**That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated September 12, 2017 titled 2017 Community Grants be approved.**

CARRIED

Note: Councillor Robson returned at 7:55 p.m. and resumed the Chair.

**1133 Loan Authorization Bylaws**

Staff report dated September 12, 2017 recommending that nine loan authorization bylaws pertaining to Parks and Recreational Facilities be given first, second and third readings, that the Corporate Officer be directed to submit the bylaws to the Ministry of Community Services for review and approval by the Inspector of Municipalities, that following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process, that the Alternative Approval Process Elector Response Forms be approved and that the advertisement of the Alternative Approval Process be approved.

R/2017-402

It was moved and seconded

1. That Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 be given first, second and third readings;
2. That Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 be given first, second and third readings;
3. That Albion Community Centre Loan Authorization Bylaw No. 7372-2017 be given first, second and third readings;
4. That Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017 be given first, second and third readings;
5. That Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 be given first, second and third readings;
6. That Whonnock Lake Canoe and Kayak Facility Improvements Loan Authorization Bylaw No. 7375-2017 be given first, second and third readings;
7. That Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017 be given first, second and third readings;
8. That Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017 be given first, second and third readings;
9. That Outdoor Pool Construction Loan Authorization Bylaw No. 7378-2017 be given first, second and third readings;

10. That the Corporate Officer be directed to submit Bylaw Nos. 7370-2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017 to the Ministry of Community Services for review and approval by the Inspector of Municipalities;
11. That following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process in relation to Bylaw Nos. 7370-2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017
12. That the Alternative Approval Process Elector Response Forms be approved (Attachments J-R of the report dated September 12, 2017);  
AND
13. That the advertisement for the Alternative Approval Process be approved (Attachment S of the report dated September 12, 2017).

CARRIED

**1134 Proposed Amendments to Bylaw Enforcement – Management of Records Policy 5.29**

Staff report dated September 12, 2017 recommending that Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.

R/2017-403

It was moved and seconded

**That Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.**

CARRIED

**1135 Award of Contract, Architectural Design Services, Maple Ridge Fire Hall No. 4 & Training Ground**

Staff report dated September 12, 2017 recommending that the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture & Planning, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-404

It was moved and seconded

1. That the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture + Planning Inc. for a contract price of \$725,660 (excluding GST), and;
2. That a contingency of 20% in the amount of \$145,132 (excluding GST) be established for this project; and;
3. That the Corporate Officer be authorized to execute the contract.

CARRIED

*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 *QUESTIONS FROM THE PUBLIC*

**Kim Engle**

Ms. Engle referred to a recent announcement in the newspaper pertaining to the Salvation Army building and asked whether taxpayers will be asked to provide input into the decision for the location of another shelter. She also asked whether individual voting records on a shelter will be released and when a consultation process will be brought forward to the public.

The Chief Administrative Officer provided information in terms of proposed locations of a shelter. He advised that the Province has been asked to prepare a consultation plan.

Ms. Engle asked whether consultation will be held after a location is chosen or prior to location, model and structure decisions being made.

The Chief Administrative Officer advised that early consultation has been requested of the Provincial Government.

Ms. Engle commented on issues taken to closed meetings and reiterated her question on access to individual voting records should a shelter be voted on in a Closed Council meeting.

The Chief Administrative Officer advised on voting and the release of voting records.

**Diane Guthrie**

Ms. Guthrie requested that Question Period be moved to the beginning of Council meetings or that Question Period be split between the beginning and the end of each meeting. She asked for an explanation as to why this cannot be done.

Ms. Guthrie was advised that the topic has been previously discussed and can be revisited.

1600     ***ADJOURNMENT*** – 8:18 p.m.

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G. Robson, Acting Mayor

Certified Correct

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D. Denton, Acting Corporate Officer