

City of Maple Ridge

COUNCIL MEETING MINUTES

September 19, 2017

The Minutes of the City Council Meeting held on September 19, 2017 at 7:27 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

P. Gill, Chief Administrative Officer
W. McCormick, Acting General Manager of Parks,
Recreation & Culture
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

B. Elliott, Manager of Community Planning
D. Hall, Planner 2
A. Kopystynski, Planner 2
D. Pollock, Municipal Engineer

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***

R/2017-410

It was moved and seconded

**That the agenda for the September 19, 2017 Council Meeting be approved
as circulated.**

CARRIED

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

401 Minutes of the Special Council Meeting of September 12, 2017 and the Regular Council Meeting of September 12, 2017

R/2017-411

It was moved and seconded

That the minutes of the Special Council Meeting of September 12, 2017 and the Regular Council Meeting of September 12, 2017 be adopted as circulated.

CARRIED

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

Note Councillor Duncan left the meeting at 7:29 p.m. due to conflict of interest

501 **Outdoor Pool Consultation Process Update**

- **Paul Fast, HCMA**

Mr. Fast gave a PowerPoint presentation providing the following information:

- Existing Site Analysis
- Results of Geotechnical Testing and Site Considerations
- Existing Site Users and Neighbours – Thomas Haney Secondary School
- Program and Concept Design
 - Baseline Program versus an Enhanced Program
- Proposed Program Activities which this type of facility would accommodate
- Components of a baseline scheme versus components of an enhanced scheme
- Costing and Timeline for Option 1 Baseline and Option 2 Enhanced
- Construction Timeline

R/2017-412

It was moved and seconded

That staff be directed to move forward with the 9 months Construction Management process incorporating the enhanced scheme options for an outdoor pool at the Thomas Haney Secondary School site.

CARRIED

Note: Councillor Duncan returned at 8:08 p.m.

600 ***DELEGATIONS***

601 **Maple Ridge Community Heritage Commission Update**
 • **Brenda Smith, Chair**

Ms. Smith gave a PowerPoint presentation providing an update on the work done by the Community Heritage Commission. She provided information on volunteer hours for members of the committee, outlined Community Heritage Commission priorities and detailed the Heritage Plan being developed. She advised on the 2017 business plan and programs currently engaged in by the committee or completed. Ms. Smith encouraged participation in Heritage Week which runs from February 19 to 25, 2018 and advised that Heritage Awards nominations for 2018 are open to October 20, 2017. She addressed community partnerships with the Heritage Committee and highlighted events such as the Geocaching Project and other Canada 150 features participated in during 2017.

602 **Meaghan Durupt, Cultural Plan Update Task Force Member and History Advocate**

Miss Durupt spoke on being a youth in Maple Ridge. She talked about the school she goes to, what she likes to do and activities she is involved in. She advised that she joined the Cultural Plan Task Force to provide youth input. Miss Durupt advocated for a new modern museum in the downtown area of Maple Ridge as well as postsecondary education and outlined why she felt such amenities are important to the youth of Maple Ridge.

Note: Councillor Shymkiw left the meeting at 8:26 p.m.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meeting of September 11, 2017

702 **Reports**

702.1 **2017 Council Expenses**

Staff report dated September 19, 2017 providing an update on Council expenses to the end of July and August 2017.

702.2 **Disbursements for the month ended August 31, 2017**

Staff report dated September 19, 2017 recommending that the disbursements for the month ended August 31, 2017 be received for information.

703 **Correspondence** – Nil

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

R/2017-413

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Item 1001 is from the September 19, 2017 Public Hearing

Bylaws for Third Reading

1001 **2016-320-RZ, 11295 and 11307 Maple Crescent**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017**

To allow a site specific text amendment to include the M-3 (Business Park) zone as a site specific permitted zone under the Infill General Employment, Hammond Area Plan Land Use Designation
Third reading

Note: Councillor Shymkiw returned to the meeting at 8:28 p.m.

1001.1.1

R/2017-414

It was moved and seconded

That Bylaw No. 7356-2017 be given third reading.

DEFEATED

Mayor Read, Councillor Bell, Councillor Duncan, Councillor Masse,
Councillor Robson

1001.1.2

R/2017-415

It was moved and seconded

That second reading of Bylaw No. 7356-2017 be rescinded.

CARRIED

Councillor Speirs - OPPOSED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7274-2016**

To rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) the current application is to permit the future construction of a Mini-Warehouse
Third reading

Note: Councillor Masse left the meeting at 8:52 p.m. He did not vote on the motion.

R/2017-416

It was moved and seconded

That second reading of Bylaw No. 7274-2016 be rescinded

CARRIED

Councillor Shymkiw - OPPOSED

Bylaws for Final Reading

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

Staff report dated September 19, 2017 recommending adoption

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
Adoption

R/2017-417

It was moved and seconded

That Bylaw No. 7326-2017 be adopted.

CARRIED

Note: Councillor Masse returned at 8:54 p.m.

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
Adoption

R/2017-418

It was moved and seconded

That Bylaw No. 7218-2016 be adopted.

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
Adoption

R/2017-419

It was moved and seconded

That Bylaw No. 7219-2016 be adopted.

CARRIED

1003 2016-039-RZ, 11951 240 Street

Maple Ridge Zone Amending Bylaw No. 7229-2016

Staff report dated September 19, 2017 recommending adoption
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
Adoption

R/2017-420

It was moved and seconded

That Bylaw No. 7229-2016 be adopted.

CARRIED

1100 ***COMMITTEE REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2017-117-RZ, 11831, 11839, 11865 232 Street, RS-1 to RM-1**

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7351-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit a 45 unit townhouse residential development be given first reading and that the applicant provide further information and updates to Schedule C, D, and E of the Development Procedures Bylaw No. 5879-1999.

R/2017-421

It was moved and seconded

That Bylaw No. 7351-2017 be given first reading; and

That the applicant provide further information and updates to Schedule C, D, and E of the Development Procedures Bylaw No. 5879-1999, along with the information outlined in this report.

CARRIED

1102 **2017-331-RZ, 12260 Laity Street, RS-1 to RS-1b**

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7385-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit 3 residential lots be given first reading and that the applicant provide further information and updates to Schedule B, E and F of the Development Procedures Bylaw No. 5879-1999.

R/2017-422

It was moved and seconded

That Bylaw No. 7385-2017 be given first reading; and

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

CARRIED

1103 2016-244-RZ, 11184, 11154 and 11080 240 Street, RS-3 to RM-1 and C-5

Staff report dated September 19, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7381-2017 to designate from Neighbourhood Commercial, Medium Density Residential and Commercial to Village Commercial, Medium Density Residential and Conservation and to amend the Conservation boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7276-2016 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Town Residential) and C-5 (Village Centre Commercial) to permit a 130 unit townhouse development and a commercial building with 8 residential units on the second storey be given second reading and be forwarded to Public Hearing.

R/2017-423

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. 7381-2017 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. 7381-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7381-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7381-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Bylaw No. 7276-2016 as amended 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 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C"
 - iii) Park dedication as required, including cash in lieu for construction of multi-purpose trails and removal of all debris and garbage from park land;
 - iv) Road dedication as required;
 - 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 on the subject properties;
- viii) Registration of a Restrictive Covenant for Stormwater Management.
- ix) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the apartments in the C-5 Village Commercial will be restricted to residential rental units;
- x) Removal of existing buildings;
- xi) That a voluntary contribution, in the amount of \$533,000.00 (\$4100.00 per unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2015-327-RZ, 21710 and 21728 Lougheed Highway, RS-1 to C-2

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7196-2015 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit construction of a Gold's Gym be given second reading and be forwarded to Public Hearing.

R/2017-424

It was moved and seconded

- 1) That Bylaw No. 7196-2015 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication from the south portion of the properties as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report including provisions for the site being within the Fraser River Escarpment Area, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management;
 - vii) Removal of existing buildings;
 - viii) Provisions of graphic elements serving as public art on the East façade with an Athletic theme associated with the business.

- ix) 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 properties; and
- 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1105 2016-066-RZ, 24240 125 Avenue, RS-3 to RS-2

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7239-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision of approximately 2 lots be given second reading and be forwarded to Public Hearing.

R/2017-425

It was moved and seconded

- 1) That Bylaw No. 7239-2016 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 the Storm Water Management Plan requirements, Tree management, as well as Hillside Protection as identified by staff;
 - ii) Removal of existing buildings and decommissioning as well as, reclamation of on site septic system;
 - iii) 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.

CARRIED

Councillor Speirs - OPPOSED

1106 2016-109-RZ, 21137 River Road, RS-1 to RT-1

Staff report dated September 19, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7249-2016 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex be given second reading and be forwarded to Public Hearing.

R/2017-426

It was moved and seconded

- 1) That Bylaw No. 7249-2016 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Duplex Design;
 - v) Registration of a Restrictive Covenant for Tree Protection;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) Removal of existing building; and
 - viii) 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.

CARRIED

1107 2016-008-DP, 11016, 11032 and 11038 240 Street

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-008-DP to permit the future development of 15 townhouse units.

R/2017-427

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-008-DP respecting property located at 11016, 11032 and 11038 240 Street.

CARRIED

1108 2016-039-DVP, 11951 240 Street

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-039-DVP to site accessory off-street parking use to the front of the proposed building.
One piece of correspondence in favour

R/2017-428

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-039-DVP respecting property located at 11951 240 Street.

CARRIED

1109 2016-039-DP, 11951 240 Street

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-039-DP to permit the future construction of a Tim Hortons restaurant and drive-through.

R/2017-429

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-039-DP respecting property located at 11951 240 Street.

CARRIED

1110 2015-279-DP, 22833 122 Avenue, Intensive Residential Development Permit

Staff report dated September 19, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-279-DP to permit three R-3 (Special Amenity Residential District) zoned lots.

R/2017-430

It was moved and seconded

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

CARRIED

1111 2013-107-SD, Fern Crescent Local Area Service Bylaw

Staff report dated September 19, 2017 recommending that Fern Crescent Local Area Service Bylaw No. 7382-2017 to authorize enhanced landscape costs to be levied on the benefitting properties be given first, second and third readings.

R/2017-431

It was moved and seconded

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'Fern Crescent', 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 Bylaw No. 7382-2017 be given first, second and third readings.

CARRIED

1112 2013-107-SD, 5% Money in Lieu of Parkland Dedication, Folio 63435-0112-0

Staff report dated September 19, 2017 recommending that the owner of land proposed for subdivision at Folio 63435-0112-0, under application 2013-107-SD, shall pay to the City of Maple Ridge an amount that is not less than \$325,000.00.

R/2017-432

It was moved and seconded

That pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at Folio 63435-0112-0, under application 2013-107-SD, shall pay to the City of Maple Ridge an amount that is not less than \$325,000.00.

CARRIED

1113 2012-109-SD, 5% Money in Lieu of Parkland Dedication, 24979 108 Avenue

Staff report dated September 19, 2017 recommending that the owner of land proposed for subdivision at 24979 108 Avenue, under application 2012-109-SD, shall pay to the City of Maple Ridge an amount that is not less than \$140,000.00.

R/2017-433

It was moved and seconded

That pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 24979 108 Avenue, under application 2012-109-SD, shall pay to the City of Maple Ridge an amount that is not less than \$140,000.00.

CARRIED

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

Parks, Recreation & Culture

1151 **Maple Ridge Leisure Centre Accommodation Plan**

Staff report dated September 19, 2017 providing an update on the Maple Ridge Leisure Centre Accommodation Plan.

R/2017-434

It was moved and seconded

That the staff report dated September 19, 2017 titled “Maple Ridge Leisure Centre Accommodation Plan” be received into the record.

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***

Eric Phillips

Mr. Phillips asked whether a public information meeting attended by only two persons from the public still constituted an information meeting.

The Director of Planning advised that a scheduled information meeting is deemed a meeting despite a low turnout.

Mr. Phillips requested consideration of a policy to regulate the minimum number of persons required to attend such meetings in order to constitute them as official public information meetings.

1600 ***ADJOURNMENT*** – 9:13 p.m.

Certified Correct

N. Read, Mayor

L. Darcus, Corporate Officer