

City of Maple Ridge

COUNCIL MEETING MINUTES

September 25, 2018

The Minutes of the City Council Meeting held on September 25, 2018 at 7:11 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
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental Services
B. Elliott, Manager of Community Planning
A. Kopystynski, Planner 2
D. Pollock, Municipal Engineer
H. Exner, Fire Chief
M. Von Dop, Deputy Fire Chief

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/2018-509

It was moved and seconded

That the agenda for the Regular Council Meeting of September 25, 2018 be approved as circulated.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES*** – Nil

Note: Mayor Read advised on the anniversary of the Alouette River Management Society (ARMS) and reported that the City of Maple Ridge and Councillor Robson were presented with an Award of Special Recognition from ARMS for work done in partnership with the Society.

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

600 ***DELEGATIONS***

601 **Arts Council Update**

- Curtis Pendleton, Executive Director

Ms. Pendleton advised that she has been in her role as Executive Director for seven months and commented positively on the scope and quality of programs run by the Arts Council. She shared activities of the Arts Council over the years and reported on developments for the upcoming season. She announced that the Arts Council celebrated its 48th year this year and has operated the ACT Arts Centre for 15 years. Ms. Pendleton reviewed the annual report and advised on milestones achieved over the last 15 years in terms of participation in programs by residents and the many performances brought to Maple Ridge.

650 ***QUESTIONS FROM THE PUBLIC***

Glenn Schaffrick

Mr. Schaffrick referred to a Ministry of Transportation project underway on the Haney Bypass. He advised that residents of Stonehouse Estates had met with a team from the Ministry of Transportation to express concern with the increase in sound level impacting buildings resulting from the increase in lanes. He also advised that Ministry of Transportation guidelines indicate that \$25,000 can be allocated on each residential unit impacted for sound mitigation however Ministry of Transportation

representatives indicated that due to this project being delayed by Maple Ridge Council, little or no funds will be available for this. Mr. Schaffrick asked that Council work with the Ministry of Transportation project team to ensure that sound mitigation for the residents located at the lower end of the project is factored into the budget. He advised on correspondence between the residents of Stonehouse Estates and the Ministry of Transportation pertaining to sound mitigation for specific units.

Mr. Schaffrick asked whether Council will take requests pertaining to sound mitigation from the residents of Maple Ridge and represent their concerns and requirements to ensure the enjoyment and quality of life expected from residential units and also asked if Council will ensure that before 100% design complete is reached for this project that a sound remediation budget for these units is included and specifically earmarked in the project plans.

Mayor Read indicated that residents will be supported and represented by Council, and that sound mitigation strategies will be referred to the General Manager of Public Works and Development and the Municipal Engineer.

Mayor Read provided an explanation for project delays from the City's aspect, stating that Council wishes to ensure the best possible outcomes in terms of traffic flow and safety improvement design for Lougheed Highway and 222 Street intersection for the community.

She asked Mr. Schaffrick to share his contact information with the General Manager and Municipal Engineer and to include them in any further dialogue with the Ministry of Transportation.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of September 12 and September 18, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Environmental Advisory Committee – July 16, 2018
- Community Heritage Commission – June 14, 2018

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

R/2018-510

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor Bell**

Councillor Bell spoke on the motion put forward.

R/2018-511

It was moved and seconded

That staff be directed to prepare a discussion paper on recent amendments to the Local Government Act which give municipalities new authority to establish Residential Rental Tenure Zoning, and options for the application of this zoning for existing and new developments in Maple Ridge.

CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1007 are from the September 18, 2018 Public Hearing

Bylaws for Third Reading

1001 **2013-117-RZ, 12182 228 Street**

Maple Ridge Zone Amending Bylaw No. 7055-2014

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District). The current application is to permit a future subdivision of approximately 3 lots.

Third reading

R/2018-512

It was moved and seconded

That Bylaw No. 7055-2014 be given third reading.

CARRIED

1002 **2017-233-RZ**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017**

To amend the Maple Ridge Official Community Plan to implement the triplex, fourplex and courtyard housing forms

Third reading

R/2018-513

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7349-2017 be given third reading.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7312-2017**

To amend the Maple Ridge Zoning Bylaw to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms

Third reading

R/2018-514

It was moved and seconded

That Bylaw No. 7312-2017 be given third reading.

CARRIED

1002.3 **Off Street Parking and Loading Amending Bylaw No. 7350-2017**

To amend the Maple Ridge Off Street Parking and Loading Bylaw to implement the triplex, fourplex and courtyard forms. The current application is to create a new RT-2 (Ground-Oriented Residential Infill) zone.

Third reading

R/2018-515

It was moved and seconded

That Bylaw No. 7350-2017 be given third reading.

CARRIED

- 1003 **2017-221-RZ, 22032 119 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7355-2017
 To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex.
 Third reading

R/2018-516

It was moved and seconded

That Bylaw No. 7355-2017 be given third reading.

CARRIED

- 1004 **2017-331-RZ, 12260 Laity Street**
 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). The current application is to permit the future subdivision of approximately 3 lots.
 Third reading

R/2018-517

It was moved and seconded

That Bylaw No. 7385-2017 be given third reading.

CARRIED

- 1005 **2017-031-RZ, 21333 River Road**
 Maple Ridge Zone Amending Bylaw No. 7348-2017
 To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit future construction of approximately 4 units.
 Third reading

R/2018-518

It was moved and seconded

That Bylaw No. 7348-2017 be given third reading.

CARRIED

Councillor Robson - OPPOSED

1006 2012-023-RZ, 11240 238 Street

- 1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018**
To amend Schedule “B” from Park and Conservation to Institutional and Conservation and to amend Schedule “C” to Add to Conservation
Third reading

The Manager of Development and Environmental Services provided details on the application and advised on the process followed prior to the staff report being presented to Council. He clarified efforts made to mitigate noise and spoke to the need for a fire hall in the area.

The Fire Chief advised on the site selection process.

R/2018-519

It was moved and seconded

That Bylaw No. 7482-2018 be given third reading.

CARRIED

- 1006.2 Maple Ridge Zone Amending Bylaw No. 7313-2017**
To rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit the future construction of Fire Hall No. 4
Third reading

R/2018-520

It was moved and seconded

That Bylaw No. 7313-2017 be given third reading.

CARRIED

1007 2015-373-RZ, 23616 132 Avenue

- 1007.1 Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018**
To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, from Medium/High Density Residential and Conservation to Conservation/Low Density Urban and Medium/High Density Residential; and to amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to add to Conservation and to remove from Conservation
Third reading

R/2018-521

It was moved and seconded

That Bylaw No. 7469-2018 be given third reading.

CARRIED

1007.2 Maple Ridge Zone Amending Bylaw No. 7195-2015

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District). The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.

Third reading

R/2018-522

It was moved and seconded

That Bylaw No. 7195-2015 be given third reading.

CARRIED

Bylaws for Adoption

1008 2017-527-RZ, 21322 121 Avenue

Maple Ridge Zone Amending Bylaw No. 7429-2018

Staff report dated September 25, 2018 recommending adoption

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a subdivision of approximately 2 single family lots not less than 462 m².

Adoption

R/2018-523

It was moved and seconded

That Bylaw No. 7429-2018 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 2018-310-AL, 25236 112 Avenue, Application to Exclude Land from the Agricultural Land Reserve

Staff report dated September 25, 2018 providing options for consideration pertaining to Application 2018-310-AL to exclude approximately 1.19 hectares (2.75 acres) of land from the Agricultural Land Reserve.

R/2018-524

It was moved and seconded

That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Councillor Duncan - OPPOSED

1102 2017-061-RZ, 22255 Dewdney Trunk Road, Housing Agreement

Staff report dated September 25, 2018 recommending that 22255 Dewdney Trunk Housing Agreement Bylaw No. 7497-2018 to enter into a Housing Agreement for 49 units of market rental apartments in a mixed use commercial/apartment building to be constructed fronting Dewdney Trunk Road be given first, second and third readings.

R/2018-525

It was moved and seconded

That 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018 be given first, second and third readings.

CARRIED

1103 2017-061-DVP, 22255 Dewdney Road

Staff report dated September 25, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-061-DVP to standardize and reduce setbacks for all buildings, restrict commercial storefronts to Dewdney Trunk Road and to allow residential uses at ground level along Plaza Street or Brown Avenue.

R/2018-526

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-061-DVP respecting property located at 22255 Dewdney Trunk Road.

Note: A presentation on the item was requested prior to the vote.

A. Kopystynski, Planner gave a PowerPoint presentation providing the following information:

- Background information on site
- Clarification on setbacks and variances
- Application information
- Subject Map
- Official Community Plan Context

- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Landscape Plan

The question was called on the motion.

CARRIED

1104 2017-061-DP, 22255 Dewdney Trunk Road

Staff report dated September 25, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-061-DP to permit a mixed use commercial/apartment development at 22255 Dewdney Trunk Road.

R/2018-527

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-061-DP respecting the property located at 22255 Dewdney Trunk Road.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2019 Permissive Tax Exemptions

Staff report dated September 25, 2018 recommending that Maple Ridge Tax Exemption Bylaw No. 7458-2018 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

R/2018-528

It was moved and seconded

That Tax Exemption Bylaw No. 7458-2018 be given first, second and third readings.

CARRIED

1132 Trade Retired Fire Engine for Justice Institute of BC (JIBC) Training

Staff report dated September 25, 2018 recommending that retired Fire Engine 3-2 be donated to the Justice Institute of BC (JIBC) in exchange for training time at the JIBC Training Centre.

The Chief Administrative Officer advised on the donation for the fire engine and the partnership between the Justice Institute and the City of Maple Ridge.

R/2018-529

It was moved and seconded

That staff be authorized to donate retired Engine 3-2 to the Justice Institute of BC (JIBC) in exchange for training time at the JIBC training centre.

CARRIED

Parks, Recreation & Culture

1151 Award of Contract for Telosky Stadium/Thomas Haney Secondary School Synthetic Fields Carpeting

Staff report dated September 25, 2018 recommending that Contract RFP-PL18-48 for Telosky Stadium Synthetic Turf Supply and Installation be awarded to AstroTurf West Distributors Ltd, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

The Chief Administration Officer advised on the funding model associated with the project.

R/2018-530

It was moved and seconded

That Contract RFP-PL18-48 for Telosky Stadium Synthetic Turf Supply and Installation be awarded to AstroTurf West Distributors Ltd. in the amount of \$1,348,000 plus taxes; and

That a contingency of \$67,400 be established for this project; 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* – 8:34 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer