

City of Maple Ridge

***COUNCIL MEETING MINUTES***

October 2, 2018

The Minutes of the City Council Meeting held on October 2, 2018 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***

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, Corporate Officer  
C. Nolan, Corporate Controller  
C. Carter, Director of Planning  
A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental Services  
D. Pollock, Municipal Engineer  
R. MacNair, Senior Advisor, Bylaw and Licencing Services  
A. Kopystynski, Planner 2  
V. Richmond, Manager of Parks Planning and Development

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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

100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

The agenda was amended with the withdrawal of Item 1104 Community Engagement Preparedness Fund Application and the addition of a discussion on adjustments to the Council meeting schedule under Section 1300 Matters Deemed Expedient

300     ***APPROVAL OF THE AGENDA***

R/2018-533

It was moved and seconded

**That the agenda for the October 2 be amended with the withdrawal of Item 1104 and be approved as amended.**

CARRIED

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

401     Minutes of the Special Council Meeting of September 18, 2018 and the Regular Council Meeting of September 18, 2018

R/2018-534

It was moved and seconded

**That the minutes of the Special Council Meeting of September 18, 2018 and the Regular Council Meeting of September 18, 2018 be adopted as circulated.**

CARRIED

402     Minutes of the Public Hearing of September 18, 2018

R/2018-535

It was moved and seconded

**That the minutes of the Public Hearing of September 18, 2018 be adopted as circulated.**

CARRIED

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

501     **Cemetery Services**

- Valoree Richmond, Manager of Parks Planning and Development

The Manager of Parks Planning and Development gave a PowerPoint presentation providing the following information:

- trends within cemetery services including lude greener cremation and burial options, memorialization and scattering gardens;
- definitions and meanings of green burial, memorialization and scattering gardens
- cemetery expansion options

600      ***DELEGATIONS***

601      **Agricultural Advisory Committee Food Garden Contest**

- Recognition of Food Garden Contest Winners

Ryan Murphy, Agricultural Advisory Committee Member gave a PowerPoint presentation providing information on the 2018 Food Garden Contest hosted by the committee. He advised on the categories in the contest and provided details on the winners for the following categories:

- Best Problem Solving Garden – Darren Manweiler
- Best Self-Sustaining Garden – Ken Manweiler
- Best Front Yard Garden – Ayuko Takahashi
- Best Back Yard Garden – Elena Erokhina and Mike Mercier
- Best Children's Garden – Luka Takahashi
- Best Overall Garden – Bernice Van Netten

602      **Community Inclusion Month**

- Deb Appleby, Community Council Member, Vancouver Coastal East

Ms. Appleby provided information on Community Inclusion Month and the services and programs provided for those with developmental disabilities to allow those persons to live within and be a part of the community of Maple Ridge.

She advised that October is Community Inclusion Month in BC (formerly known as Community Living Month).

650      ***QUESTIONS FROM THE PUBLIC***

**Eric Phillips**

Mr. Phillips asked for an update on the status of trucks owned by Chohan going through the Hammond neighbourhood. He spoke to a Council resolution passed pertaining to the cessation of train whistles and asked where the City or the railway company will be liable in case of an accident.

The Senior Advisor, Bylaw and Licencing Services provided an update on the process being followed in dealing with Chohan Trucking.

The Municipal Engineer advised on liability issues with respect to railway crossings.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meeting of September 25, 2018

701.2 Minutes of Committees and Commissions of Council

- Active Transportation Advisory Committee – March 28 and July 25, 2018
- Public Art Steering Committee – June 26, 2018

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

R/2018-536

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*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Bylaws for Adoptions***

1001 **2016-191-RZ, 11939 240 Street**

**Maple Ridge Zone Amending Bylaw No. 7257-2016**

Staff report dated October 2, 2018 recommending adoption

To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit construction of a multi-tenant commercial development

Adoption

R/2018-537

It was moved and seconded

**That Zone Amending Bylaw No. 7257-2016 be adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101 **2018-323-AL, 23623 and 23451 Jim Robson Way, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated October 2, 2018 providing options for consideration pertaining to Application 2018-323-AL to exclude 24.7 hectares (61 acres) of land from the Agricultural Land Reserve.

R/2018-538

It was moved and seconded

**That Application 2018-323-AL not be authorized to go forward to the Agricultural Land Commission.**

Note: Prior to the question being called on the motion, a presentation by Planning staff was requested.

D. Hall, Planner gave a PowerPoint presentation providing the following information:

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

**Sheri Gordon** – Consultant for Property Owners

Ms. Gordon spoke on the challenges facing the owners of the property in the application in using the land for agriculture due to drainage issues and provided numerous examples of why the land is not able to support agriculture. She advised that the property owners wish to use the land for a light eco industrial park to ensure it is developed in such a way that it has a low impact on the surrounding neighbourhood. She referred to points in the staff report and provided details on why the applicant did not agree with the statements. Ms. Gordon provided reasons for the submission of the application and expressed that drainage has been an issue dating back

to 1981 and felt there has been a refusal to address the issue which has negatively impact the owners' ability to farm.

R/2018-539

Before the question on the motion was called, it was moved and seconded

**That Application 2018-323-AL be deferred until after the completion of the Albion Area Plan.**

CARRIED

Councillor Duncan - OPPOSED

1102     **2018-242-RZ, 11265 243 Street, RS-3 to RM-1**

Staff report dated October 2, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7498-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to create a 16 unit townhouse development with underground parking be given first reading and that the applicant provide further information as described on Schedules A, C, D, F and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2018-540

It was moved and seconded

**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, and;**

**That Zone Amending Bylaw No. 7498-2018 be given first reading; and**

**That the applicants provide further information as described on Schedules A, C, D, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required a Subdivision application.**

CARRIED

**1103 2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4**

Staff report dated October 2, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District) to permit future construction of approximately 32 townhouse units in six (6) buildings be given second reading and be forwarded to Public Hearing.

R/2018-541

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 Official Community Plan Amending Bylaw No. 7499-2018 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 Official Community Plan Amending Bylaw No. 7499-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7499-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7499-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7442-2018 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) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedule "C";
  - iv) Park dedication as required, including 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 Stormwater Management, including maintenance instruction for strata residents;**
- x) **Removal of existing building/s;**
- xi) **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.**
- xii) **That a voluntary contribution, in the amount of \$131,000 (\$4,100 /unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

**Note:** Prior to the question being called on the motion, a presentation by Planning staff was requested.

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

- Application information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Proposed Plans for Units
- Building Elevations
- Amenities on Site
- Landscape Plans
- Renderings of sample buildings
- Information on the road system and clarification on entrances and exits to the proposed development



R/2018-542

Before the question on the motion was called, it was moved and seconded

**That Application 2017-390-RZ at 23084 and 23100 Loughheed Highway be referred back to staff for further discussion with the applicant to address the concerns of Council.**

CARRIED

Councillor Shymkiw - OPPOSED

Note: Item 1104 was withdrawn.

1104 **Community Emergency Preparedness Fund Application**

1105 **225 Street Sewage Pump Station Upgrades: Purchase of Flgylt Pumps**

Staff report dated October 2, 2018 recommending that the contract for the Sewage Pump Station: Pumps, Parts Service be awarded to Xylem Canada Company and that the Corporate Officer be authorized to execute the contract.

The Municipal Engineer provided clarification on the purchase of the pumps.

R/2018-543

It was moved and seconded

**That the contract for the Sewage Pump Station: Pumps, Parts Service be awarded to Xylem CanadaCompany in the amount of \$562,236.46 excluding taxes; and**

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

CARRIED

1106 **Renewal of Recycle BC (formerly MMBC) Contract for Packaging and Printed Paper**

Staff report dated October 2, 2018 recommending that Recycle BC be notified of the City's intent to enter into a new five year agreement, that the Corporate Officer be authorized to execute a finalized Statements of Work and that a letter be sent to the Province requesting that Recycle BC develop a fully-funded Packaging and Printed Paper Initiative for Streetscape Collection.

R/2018-544

It was moved and seconded

**That Recycle BC be notified of the City's intent to enter into a new five year agreement; and**

**That the Corporate Officer be authorized to execute a finalized Statements of Work for Curbside Collection Services, Multi-Family Building Collection Services, and Depot Collection Services; and further**

**That a letter be sent to the Province requesting that Recycle BC be directed to develop a fully funded Packaging and Printed Paper Initiative for Streetscape Collection.**

CARRIED

**1107 Increased Value to Contract ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street)**

Staff report dated October 2, 2018 recommending that the BA Blacktop Ltd. contract for ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street) be increased for the purchase of ornamental streetlights and funding for property restoration.

The Municipal Engineer provided clarification on the purchase of the ornamental streetlights through the contractor.

R/2018-545

It was moved and seconded

**That the BA Blacktop Ltd. Contract for ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street), be increased by \$367,000.00 from the overall project budget for the purchase of ornamental streetlights and the funding for the property restoration.**

CARRIED

**1108 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7494-2017**

Staff report dated October 2, 2018 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7494-2018 to ensure that definitions within the Business Licencing and Regulation Bylaw special to the retail sale of non-medical cannabis match changes in the Zoning Bylaw be given first, second and third readings.

The Senior Advisor, Bylaw and Licencing Services provided clarification on the proposed fees within the bylaw.

1108.1

R/2018-546

It was moved and seconded

**That Business Licencing and Regulation Amending Bylaw No.7494-2018 be given first, second and third readings.**

CARRIED

Councillor Shymkiw - OPPOSED

1108.2

R/2018-547

It was moved and seconded

**That staff prepare a policy and formalized procedures for reviewing, evaluating and approving applications for cannabis retail stores.**

CARRIED

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

**1131 2018 Community Grants**

Staff report dated October 2, 2018 recommending that the proposed allocation of Community Grants be approved.

R/2018-548

It was moved and seconded

**That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated October 2, 2018 titled 2018 Community Grants be approved.**

CARRIED

**1132 Revitalization Tax Exemption Agreements – Employment Lands Investment Incentive Program**

Staff report dated October 2, 2018 recommending that the Corporate Officer be authorized to execute agreements with qualified property owners.

R/2018-549

It was moved and seconded

**That the Corporate Officer be authorized to execute agreements with qualified property owners as defined in the Maple Ridge Revitalization Tax Exemption Bylaw No. 7112-2014.**

CARRIED

Councillor Robson - OPPOSED

**Parks, Recreation & Culture**

**1151 Follow up to the Maple Ridge-Pitt Meadows Home Show Society Request for Improvements at the Albion Fairgrounds**

Staff report dated October 2, 2018 recommending that staff proceed with civil design works at the Albion Fairgrounds and that the Financial Plan Bylaw be amended to include funding from Accumulated Surplus for the design and installation work.

The Manager of Parks Planning and Development advised on the increase in cost for the civil design works.

**MAIN MOTION**

**R/2018-550**

It was moved and seconded

**That staff proceed with civil design work, including surface improvements, grading, drainage, electrical, potable water connections and waste water disposal components at the Albion Fairgrounds; and**

**That the Financial Plan Bylaw be amended to include \$250,000 from Accumulated Surplus for the design and installation work.**

**MOTION TO DEFER**

**R/2018-551**

It was moved and seconded

**That the staff report dated October 2, 2018 titled "Follow up to the Maple Ridge-Pitt Meadows Home Show Society Request for Improvements at the Albion Fairgrounds" be deferred until after the completion of the Albion Area Plan report.**

**CARRIED**

**Councillor Robson, Councillor Shymkiw, Councillor Speirs - OPPOSED**

**Administration – Nil**

**Other Committee Issues – Nil**

**1200 STAFF REPORTS – Nil**

1300     ***OTHER MATTERS DEEMED EXPEDIENT***

1301     **Adjustments to the Upcoming Council Meeting Schedule**

Discussion was held on possible adjustments to the Council meeting schedule. The Chief Administrative Officer advised on rescheduling of the October 16, 2018 Council meeting.

R/2018-552

It was moved and seconded

**That a Closed Council Meeting and a Regular Council Meeting be scheduled for October 9, 2018, that items from the October 16, 2018 Regular Council Meeting be moved to the October 9, 2018 Council meeting agenda and that a October 16, 2018 Council Meeting be held only if required.**

CARRIED

1302     **USMCA Trade Deal**

Councillor Robson expressed concern with a provision in the new USMCA Trade Deal calling for the inclusion of all wines in grocery stores rather than only BC wines. He requested an opinion from staff on the City's ability to prevent grocery retailers from stocking international brands in existing wine stores.

The Director of Planning advised that staff will need to obtain a legal opinion on the matter.

It was requested that information be provided at the Council Meeting scheduled for October 9, 2018

1400     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1500     ***ADJOURNMENT*** – 9:25 p.m.

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N. Read, Mayor

Certified Correct

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L. Benson, Corporate Officer