

City of Maple Ridge

COUNCIL MEETING MINUTES

October 10, 2017

The Minutes of the City Council Meeting held on October 10, 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

P. Gill, Chief Administrative Officer
D. Boag, 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
C. Goddard, Manager of Development and Environmental Services
D. Pollock, Municipal Engineer
M. Baski, Planner 1
C. Chan, Planner 1
D. Hall, Planner 2
A. Kopystynski, Planner 2
D. Denton, Property and Risk Manager

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 Regular Council Meeting of September 19, 2017

R/2017-447

It was moved and seconded

That the minutes of the Regular Council Meeting of September 19, 2017 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of September 19, 2017

R/2017-448

It was moved and seconded

That the minutes of the Public Hearing of September 19, 2017 be adopted as circulated.

CARRIED

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

Note: Councillor Shymkiw joined the meeting at 7:18 p.m.

600 ***DELEGATIONS***

601 **Ridge Meadows Special Olympics Program**

- **Marc Fisher, Co-Local Coordinator, Ridge Meadows Special Olympics**

Mr. Fisher gave a PowerPoint presentation providing information on the Ridge Meadows Special Olympics Program. He highlighted the mandate of the organization, the programs provided, the participants in the programs and the events and activities which have taken place. Mr. Fisher outlined the importance of the involvement of volunteers in the Special Olympics Program and the benefits the program brings to the community.

602 **Friends in Need Food Bank - School Meal Snack Program and Perishable Food Recovery Program**

- **Mary Robson, Executive Director**

Mrs. Robson gave a background and history on the Friends in Need Food Bank, advising that the local Friends in Need Food Bank is a member of Food Banks Canada and BC and adheres to a code of ethics and standards. She emphasized the importance of volunteers to the organizations.

Mrs. Robson highlighted the School Meal Snack Program and advised on how it is run with the involvement of the Friends in Need Food Bank and schools in the community. She advised on funding received which has enabled the Food Bank to purchase a refrigerator van which in turn has initiated a new Perishable Food Recovery Program. On behalf of directors, staff and volunteers, Mrs. Robson thanked the City of Maple Ridge for the grant provided to allow for the new program.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of September 19 and 28, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – July 19, 2017
- Community Heritage Commission – June 8, 2017
- Economic Development Committee – September 13, 2017
- Environmental Advisory Committee – July 12, 2017
- Public Art Steering Committee – July 25, 2017

702 ***Reports*** - Nil

703 ***Correspondence***

703.1 **Metro Vancouver – Proposed Amendments to the GVS&DD Fraser Sewerage Area Boundary**

Letter dated September 25, 2017 from Chris Plagnol, Corporate Officer, Metro Vancouver providing information on proposed amendments to the GVS&DD Fraser Sewerage Area Boundary requested by the City of Maple Ridge.

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

R/2017-449

It was moved and seconded

That Items 701.1, 701.2 and 703.1 on the “Items on Consent” agenda be approved.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Third Reading

Note: Item 1001 was deferred at the June 25, 2017 Council Meeting

1001 **2016-352-RZ, 23004 Dewdney Trunk Road**
Staff report dated October 10, 2017 recommending third reading

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016**
To amend Schedule “B” of the Official Community Plan from Urban Residential to Commercial
Third reading

1001.2 **Maple Ridge Zone Amending Bylaw No. 7289-2016**
To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above
Third reading

M. Baski, Planner provided clarification on provisions for additional parking

R/2017-450

It was moved and seconded

1. That Bylaw No. 7288-2016 be given third reading;
2. That Bylaw No. 7289-2016 be given third reading; and
3. 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 "B";
 - iii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - iv) Registration of a Restrictive Covenant for protecting the Stormwater Management Plan;
 - v) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the two residential units above the commercial ground floor will be restricted to residential rental units; and

- vi) 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

Bylaws for Adoption

- 1002 **2016-052-RZ, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street**

Staff report dated October 10, 2017 recommending adoption

- 1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016**
12159 and 12167 223 Street

To designate from Single Family Residential to Low-Rise Apartment
Adoption

R/2017-451

It was moved and seconded

That Bylaw No. 7243-2016 be adopted.

CARRIED

Councillor Shymkiw - OPPOSED

- 1002.2 **Maple Ridge Zone Amending Bylaw No. 7244-2016**

22260 and 22292 122 Avenue and 12159 and 12167 223 Street

To rezone from LUC (Land Use Contracts) Registration #H33588 & #P108265 and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) and terminate Land Use Contracts Registration numbers #33588 and #P108265

Adoption

R/2017-452

It was moved and seconded

That Bylaw No. 7244-2016 be adopted.

CARRIED

Councillor Shymkiw - OPPOSED

1002.3 **22260 & 22292 122 Avenue, 12159 & 12167 223 Street Housing Agreement Bylaw No. 7359-2017**

To allow the City of Maple Ridge to enter into a Housing Agreement to secure new dwelling units as rental housing in perpetuity
Adoption

R/2017-453

It was moved and seconded

That Bylaw No. 7359-2017 be adopted.

CARRIED

Councillor Shymkiw - OPPOSED

1003 **2013-107-SD, Fern Crescent Local Area Service Bylaw No. 7382-2017**

To authorize enhanced landscape costs to be levied on the benefitting properties
Adoption

R/2017-454

It was moved and seconded

That Bylaw No. 7382-2017 be adopted.

CARRIED

1004 **Maple Ridge Tax Exemption Bylaw No. 7368-2017**

To exempt certain types of properties from municipal property taxation
Adoption

R/2017-455

It was moved and seconded

That Bylaw No. 7368-2017 be adopted.

CARRIED

1100 ***COMMITTEE REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2017-124-RZ, 12516, 12555, 12599 240 Street and 12511 241 Street, RS-3 to RS-2**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7343-2017 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 31 lot subdivision and a 1.2 hectare (3 acre) park dedication be given first

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

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
- Proposed Site Plan
- Density Bonus

Derek Ray, Northwest Hydraulics Consultants

Mr. Ray provided clarification on the report he prepared to describe changes to flood levels resulting from the proposed development.

Don Bowins, DK Bowins & Associates

Mr. Bowins addressed questions and concerns pertaining to the proposed development possibly being built in flood plain.

R/2017-456

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 Bylaw No. 7343-2017 be given first reading; and

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

CARRIED

Councillor Robson – OPPOSED

1102 2017-140-RZ, 23953 Fern Crescent, RS-2 to RS-1b

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7390-2017 to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow a subdivision of four single family lots be given first reading and that the applicant provide further information as described on Schedules A, C and F of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2017-457

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 Bylaw No. 7390-2017 be given first reading; and

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

CARRIED

1103 2017-161-RZ, 22362 St. Anne Avenue, RS-1 to CRM

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7384-2017 to rezone from RS-1 (One Family Urban Residential) to CRM (Commercial/Residential) to permit a four storey, 40 unit apartment building plus one penthouse unit be given first reading and that the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

R/2017-458

It was moved and seconded

That Bylaw No. 7384-2017 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879–1999.

CARRIED

1104 2017-184-RZ, 23585 128 Avenue, Text Amendment

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7392-2017 to allow a text amendment to the RS-2 (One Family Suburban Residential) zone with density provisions to create a 5 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

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
- Proposed Site Plan
- Density Bonus

R/2017-459

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 Bylaw No. 7392-2017 be given first reading; and

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

CARRIED

1105 2017-271-RZ, 11970 Glenhurst Street, RS-3 to RT-1

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7361-2017 to rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex be given first reading and that the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

R/2017-460

It was moved and seconded

1. That Bylaw No. 7361-2017 be given first reading; and
2. That the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1106 2017-306-RZ, 22229 Brown Avenue, CD-1-00 to RM-2

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment Residential) to permit three 5-storey, 233 unit condominium buildings be given first reading and the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Chan, 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

R/2017-461

It was moved and seconded

1. That Bylaw No. 7366-2017 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1107 2017-319-RZ, 13589 232 Street, RS-3 to RS-1b

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7387-2017 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for a five lot single family subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2017-462

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 Bylaw No. 7387-2017 be given first reading; and

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

CARRIED

1108 2017-320-RZ, 12327 203 Street, RS-1 to R-1

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7380-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision and construction of two single family dwellings be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2017-463

It was moved and seconded

1. That Bylaw No. 7380-2017 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1109 2013-086-RZ, 13704 232 Street, Housing Agreement Bylaw

Staff report dated October 10, 2017 recommending that a Housing Agreement be authorized along with its accompany covenant and that 13704 232 Street Housing Agreement Bylaw No. 7295-2016 to restrict two units as rental units in perpetuity be given first, second and third reading.

R/2017-464

It was moved and seconded

1. That a Housing Agreement, under the provisions of Section 483 of the Local Government Act, R.S.B.C 1996, c. 323 be authorized along with its accompanying covenant; and
2. That Bylaw No. 7295-2016 be given first, second and third readings.

CARRIED

1110 2016-052-DVP, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-052-DVP to vary exterior side yard, rear yard, interior side yard and front yard setbacks and to reduce parking requirements.

The Manager of Legislative Services advised that correspondence opposed to the application due to lack of parking was received from Lina B (no full name), Phil Della, Kim Parkhill, Donna Lawson and Michael Claffey

The Director of Planning and the Manager of Development and Environmental Services addressed questions and concerns related to the variance to reduce parking requirements.

Chris Quigley, Amacon Representative

Mr. Quigley provided clarification on the number of and types of suites to be provided in the proposed development.

R/2017-465

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-052-DVP respecting property located at 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.

DEFEATED

Councillor Bell, Councillor Masse, Councillor Robson,
Councillor Shymkiw - OPPOSED

1111 2016-052-DP, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-052-DP to permit construction of a 288 unit rental apartment building in the Town Centre.

R/2017-466

It was moved and seconded

That Item 1111 2016-052-DP, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street dated October 10, 2017 be deferred.

CARRIED

Councillor Shymkiw - OPPOSED

1112 2017-368-DVP, 25608 Bosonworth Avenue

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-368-DVP to exempt the construction of 256 Street south of the current cul-de-sac due to steep terrain.

R/2017-467

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-368-DVP respecting property located at 25608 Bosonworth Avenue.

CARRIED

1113 2017-369-DVP, 25638 112 Avenue

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-369-DVP to vary the requirement for the construction of 256 Street due to excessive slope.

R/2017-468

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-369-DVP respecting property located at 25638 112 Avenue.

CARRIED

1114 2017-274-DP, 25638 112 Avenue, Wildfire Protection Development Permit

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-274-DP to issue a Wildfire Protection Development Permit to allow a subdivision of four RS-2 (One Family Suburban Residential) lots and one remnant RS-3 (One Family Rural Residential) lot.

R/2017-469

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-274-DP respecting property located at 25638 112 Avenue.

CARRIED

1115 2017-275-DP, 25608 Bosonworth Avenue, Wildfire Protection Development Permit

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-275-DP to issue a Wildfire Protection Development Permit to allow for three RS-2 (One Family Suburban Residential) lots.

R/2017-470

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-275-DP respecting property located at 25608 Bosonworth Avenue.

CARRIED

1116 2017-169-SD, 13704 232 Street, 232A Street Local Area Service Bylaw

Staff report dated October 10, 2017 recommending that a Local Area Service Bylaw be authorized and that 232A Street Local Area Service Bylaw No. 7393-2017 to permit enhanced landscape maintenance of bioswales along newly proposed 232A Street and some riparian planting along 232 Street and 132 Avenue be given first, second and third readings.

R/2017-471

It was moved and seconded

- 1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as '232A Street', 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 232A Local Area Service Bylaw No. 7393-2017 be given first, second and third readings.**

CARRIED

1117 2016-441-SD, 5% Money in Lieu of Parkland Dedication, 23055 117 Avenue

Staff report dated October 10, 2017 recommending that the owner of land proposed for subdivision at 23055 117 Avenue, under application 2016-441-SD, shall pay to the City of Maple Ridge an amount that is not less than \$115,000.00.

R/2017-472

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 23055 117 Avenue, under application 2016-441-SD, shall pay to the City of Maple Ridge an amount that is not less than \$115,000.00.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Option for 9 (nine) Council Members

Staff report dated October 10, 2017 providing an option for the establishment of an increase in the current size of Council to mayor and 8 councillors or for maintaining the status quo.

The Manager of Legislative Services explained that this opportunity was one of the recommendations put forward by the Open Government Task Force and subsequently Council passed a resolution on July 25, 2016 requiring staff to bring back a report on the financial implications of adding two more Council members.

R/2017-473

It was moved and seconded

That staff retain status quo and revisit prior to the 2022 general local election.

CARRIED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

1132 Award of Audit Services Contract

Staff report dated October 10, 2017 recommending that the contract for audit services be awarded to BDO Canada LLP and that the Corporate Officer be authorized to execute the contract.

R/2017-474

It was moved and seconded

That on the recommendation of the Audit & Finance Committee, the contract for audit services be awarded to BDO Canada LLP and that the Corporate Officer be authorized to execute the contract.

CARRIED

Councillor Bell, Councillor Robson - OPPOSED

1133 Proposed Cellular Communications Tower at 27002 River Road

Staff report dated October 10, 2017 recommending that satisfactory completion of the public consultation process by Freedom Mobile be acknowledged.

Erica Rigik, Manager, Real Estate and Municipal Affairs Western Region

Ms. Rigik addressed questions on the ability to camouflage the proposed communication tower and on co-location opportunities for the tower.

R/2017-475

It was moved and seconded

That satisfactory completion of the Public Consultation process by Freedom Mobile is acknowledged with seven comments received, four expressing concerns related to health and safety.

CARRIED

Councillor Masse, Councillor Speirs - OPPOSED

Parks, Recreation & Culture – Nil

Administration

1171 Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to execute Partnering Agreements with Tomax Enterprises Ltd. under building permit numbers 17-108760 and 17-108753.

R/2017-476

It was moved and seconded

That the Corporate Officer be authorized to execute Partnering Agreements with:

1. Tomax Enterprises Ltd. under building permit number 17-108760 in the amount of \$4,231.85; and
2. Tomax Enterprises Ltd. under building permit number 17-108753 in the amount of \$4,231.85.

CARRIED

Councillor Robson - OPPOSED

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*

Ahmed Yousef

Mr. Yousef asked whether Council was aware that North Fraser Auto and several other businesses are being thwarted in a request to appear before Council. He provided background on a request he made to appear before Council as a delegation to speak to issues being dealt with by local businesses resulting from the camp at St. Anne's Park. He highlighted conversations held with Mayor Read and City staff.

Mayor Read provided her perspective on a conversation held with Mr. Yousef. She advised that she had suggested that all parties impacted meet on the issues outside of a Council meeting.

The Manager of Legislative Services provided clarification on discussions held with Mr. Yousef.

Mayor Read offered to have a meeting arranged which will involve all parties, including MLA's and the local MP.

Mark Lancaster – Owner of North Fraser Automotive

Mr. Lancaster advised on issues occurring at his business due to the St. Anne's Park homeless camp. He stated that the City owns the land yet allows the camp to remain and asked why the lawsuit was dropped. He expressed concern over the impact of the camp on his business and others in the area. He advised that he had met with the Executive Director of the BIA and asked whether the Mayor had met with her as he has not heard back.

Mayor Read advised on conversations held with the BIA, City staff and the Chief of Police and addressed questions on the issue of the injunction.

Scott O'Dell – Owner of Home Hardware

Mr. O'Dell advised that he owns one of the numerous businesses being seriously impacted by residents of the homeless camp. His biggest concern is with the increase in the threat level from residents of the camp coming into his store. He had concerns about the support provided by the RCMP particularly in response to complaints of violence and assault. He described incidences of violence which have taken place at his store and expressed concern for his staff and his customers.

Mayor Read advised that Mr. O'Dell's concerns with the RCMP will be followed up on. She reiterated the need to have a round table meeting with all to express concerns and have issues dealt with.

Kim Engele

Ms. Engele asked why the City feels that the Provincial Government is responsible for theft, intimidation, threats and break-ins in houses and businesses throughout Maple Ridge.

Mayor Read spoke to the Provincial mandate to solve local homelessness and encouraged Ms. Engele to send an e-mail to the RCMP with her concerns on theft.

Note: Councillor Bell left the meeting at 9:53 p.m.

Ahmed Yousef

Mr. Yousef asked which section of the Community Charter stated that delegations must be subjected to vetting by City staff, which bylaw gives staff the right to censor those who wish to appear before their elected officials and under whose authority is this being done? He also asked whether Council will intervene to ensure citizens' voices are heard?

The Manager of Legislative Services advised on the Community Charter section pertaining to the establishment of a procedures bylaw by Council which includes a process for adding delegations to Council meetings. She also advised on her responses to Mr. Yousef's request to appear as a delegation.

Dennis Wager

Mr. Wager outlined the impact on his home and neighbourhood resulting from the St. Anne homeless camp. He asked what Council and the City can do to help the neighbourhood. He asked whether a security guard can be posted on the corner and whether a street sweeper can be sent to clean up.

Mayor Read outlined the various services currently being provided to the camp by BC Housing.

Mr. Wager reiterated his request for more security to be provided for the neighbourhood

Mayor Read advised that this will be followed up on with the Provincial Government.

R/2017-478

It was moved and seconded

That Question Period be extended for another 15 minutes.

CARRIED

Riekie Armstrong

Ms. Armstrong asked why the camp on St. Anne is still there in that it is a protest camp. She asked why Maple Ridge is considering housing professional protesters from Vancouver brought in by Ivan Drury.

Mayor Read addressed the issue of the protest camp and Mr. Drury's role. She spoke to the legal issues surrounding the dissolution of the camp.

Chris Fairfax – Owner of Wolf Bar

Mr. Fairfax expressed that he would like to open a recreational marihuana bar in Maple Ridge. He asked when Council will begin discussions on the legalization of marihuana and when he may be able to get a license.

Mayor Read advised on discussions being held on a local, provincial and federal level. The Federal Government will be responsible for regulating production and the Provincial Government will be regulating distribution. She also advised that currently such businesses are not considered legal.

Sheena Holt

Mrs. Holt asked how long a house that has been vacant and boarded can up be left. She advised that a house next to hers has been vacant for four years and expressed concern with the types of persons accessing the house. She stated that she has called the Bylaws Department.

Mayor Read asked that Mrs. Holt provide the Manager of Legislative Services with information on this property. She expressed Council's desire to take serious measures in dealing with derelict properties.

1600 ***ADJOURNMENT*** – 10:09 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer