

City of Maple Ridge

COUNCIL MEETING MINUTES

December 11, 2018

The Minutes of the City Council Meeting held on December 11, 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.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

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

Other staff as required

D. Pollock, Municipal Engineer
C. Goddard, Manager Development and Environmental Services
C. Crabtree, Chief Information Officer
D. Boag, Director of Parks and Facilities

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**

The meeting was called to order at 7:01pm.

200 **AMENDMENTS TO THE AGENDA**

The agenda was amended with the withdrawal of Item 1001 "Electric Vehicle Charging Infrastructure: Consultation Summary Report Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7489-2018" and the addition of Item 501 City of Maple Ridge News Release – December 11, 2018 – City Returns to BC Supreme Court to Address Camp Safety.

300 *APPROVAL OF THE AGENDA*

R/2018-639

It was moved and seconded

That the agenda of the Regular Council Meeting of December 11, 2018 be adopted as amended by withdrawing Item 1001 and adding Item 501.

CARRIED

400 *ADOPTION OF MINUTES*

401 Minutes of the Regular Council Meeting of November 27, 2018

R/2018-640

It was moved and seconded

That the minutes of the Regular Council Meeting of November 27, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of December 4, 2018

R/2018-641

It was moved and seconded

That the minutes of the Public Hearing of December 4, 2018, be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL*

501 City of Maple Ridge News Release – December 11, 2018 – “City Returns to BC Supreme Court to Address Camp Safety” was circulated at the meeting.

The Mayor spoke to the news release advising that the City is going back to court to seek Court authority to address significant fire and life safety issues at the St. Anne camp and to address outstanding compliance issues. He advised that this step is necessary to ensure the safety of those living in and around the camp. The Mayor advised that this is step 1 of the process that Council is committed to doing to bring about a safe community. He advised that Council and staff are working on a comprehensive safety plan for entire community, dealing with crime, safe neighbourhoods, and getting help for those who need it.

600 ***DELEGATIONS***

601 **Presentation of the ESRI Canada Award of Excellence**

- C. Crabtree, Chief Information Officer

The Chief Information Officer provided an update on the Open Government project noting that the information and applications on the portal allows residents to find answers to questions, find out what is going on around them, and demonstrates the City's commitment to transparency and accountability. She presented Council with the ESRI Canada Award of Excellence.

650 ***QUESTIONS FROM THE PUBLIC***

Ron Ramsey

Mr. Ron Ramsey, local representative of Canadians for Safe Technology Organization, advised that he had attended the Council Workshop Meeting in the afternoon and questioned why no health or environmental affects of wireless technologies were raised. He requested that the City hold a public forum with residents and Telus to allow residents to ask questions and receive answers relative to the health affects of wireless technology.

Chris Clevette

Mr. Chris Clevette noted his concerns with current and future Telus antennas and the PureFibre program Telus is trying to install in cities. He advised that he does not want an antenna pole located in front of his home and asked whether residents would have a say in whether or not PureFibre is installed in the City. The Mayor advised that comprehensive work must be done by staff before Council makes any decisions relative to wireless infrastructure.

Ted Ingram

Mr. Ted Ingram spoke to the installation of wireless service and requested that none be installed in his neighbourhood. He asked Council if the City has a living wage policy, and suggested that one is needed if the City is going to take care of the homeless in the City.

700 ***ITEMS ON CONSENT***

701 **Minutes**

- 701.1 Minutes of the Development Agreements Committee Meetings of November 26, December 4 and December 6, 2018

- 701.2 Minutes of Meetings of Committees and Commissions of Council
- Agricultural Advisory Committee – October 25, 2018
 - Public Art Steering Committee – September 25, 2018

702 **Reports**

702.1 **Disbursements for the month ended November 30, 2018**

Staff report dated December 11, 2018 providing information on the disbursements for the month ended November 30, 2018.

703 **Correspondence** – Nil

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

From the Closed Council Meeting of January 9, 2017

Item 04.03 Albion Neighbourhood Learning and Community Centre Design Process

R/2018-642

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

Items 801 to 802 have been forwarded from the December 4, 2018 Council Workshop Meeting

801 **2020 BC Summer Games Nomination Committee**

Staff report dated December 11, 2018 recommending that staff proceed with forming the 2020 BC Summer Games Nomination Committee, that various agencies and organizations be invited to participate and that the Mayor, the General Manager Parks, Recreation & Culture and the Manager Health & Wellness of the City of Maple Ridge sit on the nomination committee.

R/2018-643

It was moved and seconded

That staff proceed with forming the 2020 BC Summer Games Nomination Committee; and

That the City of Maple Ridge Mayor be appointed as Chair of the Nomination Committee; and,

That the General Manager Parks, Recreation & Culture and Recreation Manager Health & Wellness be appointed to the Nomination Committee; and

That the Katzie First Nation, Kwantlen First Nation, School District No. 42 Board, Meadow Ridge and Haney Rotary Clubs, Maple Ridge-Pitt Meadows Chamber of Commerce and the Maple Ridge Downtown Business Improvement Association be invited to participate on the 2020 BC Summer Games Nomination Committee; and further

That should any community agencies decline the invitation to participate on the Nomination Committee, other groups will be considered at the discretion of the Mayor and General Manager Parks, Recreation & Culture.

CARRIED

802 Maple Ridge Youth Planning Table Terms of Reference

Staff report dated December 11, 2018 recommending that the terms of reference for the Maple Ridge Youth Planning Table be endorsed and that a draft implementation schedule for the Maple Ridge Youth Strategy be provided.

R/2018-644

It was moved and seconded

That the Youth Planning Table Terms of Reference be endorsed; and further

That staff report back with a draft implementation schedule for the Maple Ridge Youth Strategy as proposed by the Youth Planning Table.

CARRIED

803 Motion by Councillor Robson

Councillor Robson spoke to the motion noting that ride share services such as UBER is required especially at this time of year when we need to get people home safely.

R/2018-645

It was moved and seconded

That a letter be sent to the Provincial Government expressing the City of Maple Ridge Council's support for the immediate permitting of ride-share services such as UBER.

CARRIED

900 **CORRESPONDENCE**

901 **InnerVisions Recovery Society – Support for Proposal**

E-mail correspondence dated November 23, 2018 from Joanna Schofield, Director, InnerVision Recovery Society, requesting the Mayor's support on a proposal to help clean and sober individuals gain employment skills and work experience in the cooking and food service industries.

R/2018-646

It was moved and seconded

That a letter of response in support of the proposal be prepared by Mayor Morden.

CARRIED

1000 **BYLAWS**

Note: Item 1001 is from the December 11, 2018 Council Workshop Meeting

Bylaw for First, Second and Third Readings

1001 Item withdrawn.

Note: Items 1002 to 1003 are from the December 4, 2018 Public Hearing

Bylaws for Third Reading

1002 **2017-580-RZ, 22866 128 Avenue
Maple Ridge Zone Amending Bylaw No. 7421-2018**

To rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District). The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 0.4 ha (1 acre), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,994 ft²). The current application is to permit a future subdivision into approximately seven single family residential lots.

Third reading

R/2018-647

It was moved and seconded

That Bylaw No. 7421-2018 be read a third time.

CARRIED

Councillor Robson, Councillor Yousef, Councillor Svendsen – OPPOSED

- 1003 **2018-332-RZ, 11641 227 Street**
 Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018
 An OCP amendment is required to add the subject property into Appendix D
 – Temporary Use Permits of the OCP. The current application is to allow a
 sales centre for a future apartment use.

R/2018-648

It was moved and seconded

That Bylaw No. 7509-2018 be read a third time.

CARRIED

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

1101 **2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4**

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit subdivision into two single family homes be given first reading and that the applicant provide further information as described in Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2018-649

It was moved and seconded

That Zone Amending Bylaw No. 7505-2018 be given first reading; and

That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.

CARRIED

1102 **2017-432-RZ, 20234 Lorne Avenue, RS-1 to RT-2**

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7398-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future development of approximately five townhouse units be rescinded and that Maple Ridge Zone Amending Bylaw 7518-2018 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to allow for a fourplex development 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/2018-650

It was moved and seconded

That first reading for Zone Amending Bylaw No. 7398-2017 granted on February 27, 2018 be rescinded;

That Zone Amending Bylaw No. 7518-2018 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

1103 2018-381-RZ, 20873 123 Avenue, A-2 to R-1

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7508-2018 to rezone from A-2 (Upland Agricultural) to R-1 (Residential District) to permit a two lot subdivision be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2018-651

It was moved and seconded

That Zone Amending Bylaw No. 7508-2018 be given first reading; and

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

CARRIED

1104 2018-430-RZ, 23717 and 23689 Fern Crescent, RS-2 to RM-1

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7520-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future development of approximately 33 townhouse units be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

R/2018-652

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. 7520-2018 be given first reading; and

That the applicant provide further information as described on Schedules A,C,D,E,F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

CARRIED

1105 2018-444-RZ, 21759 River Road, RS-1 to RS-1b

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7516-2018 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2018-653

It was moved and seconded

That Zone Amending Bylaw No.7516-2018 be given first reading; and

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

CARRIED

1106 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7522-2018 to rezone from RS-3 (One Family Rural Residential) to M-3 (Business Park) to permit the creation of a campus style business park with 7 buildings, habitat restoration and trail development be given first reading and that the applicant provide further information as described on Schedules C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

R/2018-654

It was moved and seconded

That Zone Amending Bylaw No. 7522-2018 be given first reading; and

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

CARRIED

1107 Latecomer Agreement LC 162/18, 24086 and 24108 104 Avenue

Staff report dated December 4, 2018 recommending that the cost to provide excess or extended services excessive to the municipality be paid by the owners of 24086 and 24108 104 Avenue, that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 162/18.

R/2018-655

It was moved and seconded

That the cost to provide the excess or extended services at 24086 and 24108 104 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being developed; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 162/18 with the developers of the lands at 24086 and 24108 104 Avenue.

CARRIED

1108 Latecomer Agreement LC 163/18, 13660, 13702 and 13738 232 Street

Staff report dated December 4, 2018 recommending that the cost to provide excess or extended services excessive to the municipality be paid by the owners of 13660, 13702 and 13738 232 Street, that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 163/18.

R/2018-656

It was moved and seconded

That the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 163/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

CARRIED

1109 Award of Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting

Staff report dated December 4, 2018 recommending that Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting be awarded to PW Trenchless Construction Inc., that a contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

R/2018-657

It was moved and seconded

That Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting, be awarded to PW Trenchless Construction Inc. in the amount of \$448,807.00 excluding taxes; and

That a contract contingency of \$50,000.00 be approved to address potential variations in field conditions; and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture – Nil

Administration (Including Fire and Police) – Nil

Other Committee Issues – Nil

1200 STAFF REPORTS

1201 2018-202-DVP, 2018-201-DP, 11718 224 Street

Staff report dated December 11, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-202-DVP to reduce front yard and rear yard setback, to reduce the north and south side interior side yard setback, to increase the maximum number of storeys and building height and to increase the maximum retaining wall height and that the Corporate Officer be authorized to sign and seal 2018-201-DP to permit future construction of a five storey residential apartment building with 23 residential units.

R/2018-658

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-201-DP respecting property located at 11718 224 Street; and that Development Variance Permit 2018-202-DVP be approved.

CARRIED

Councillor Robson - OPPOSED

1202 2018-490-DVP, 10607 277 Street

Staff report dated December 11, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-490-DVP to increase maximum building height of a detached garden suite in the RS-3 zone.

R/2018-659

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-490-DVP respecting property located at 10607 277 Street.

CARRIED

Councillor Duncan - OPPOSED

1203 Award of Contract, Civil Works for the Maple Ridge Cemetery Expansion

Staff report dated December 11, 2018 recommending that Contract ITT-PL18-75: Maple Ridge Cemetery Civil Works be awarded to Custom Blacktop Co., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

R/2018-660

It was moved and seconded

That Contract ITT-PL18-75: Maple Ridge Cemetery Civil Works be awarded to Custom Blacktop Co. in the amount of \$150,566 plus taxes, as well as a contingency of \$30,000 be authorized; and further That the Corporate Officer be authorized to execute the contract.

CARRIED

1204 Award of Contract: Janitorial Services

Staff report dated December 11, 2018 recommending that RFP-PL18-67 for Janitorial Services be awarded to Hallmark Facility Services Inc. for a two-year period with options to renew for three additional one-year terms, that the Facilities Operations annual budget be increased to accommodate additional organic collection and recycling service resulting from the award of contract and that the Corporate Officer be authorized to execute the contract.

R/2018-661

It was moved and seconded

That Contract RFP-PL18-67 for Janitorial Services, including organic green waste collection and increased recycling service, be awarded to Hallmark Facility Service Inc. for a two-year period with an annual contract price of \$325,032 (excluding taxes), with options to renew for three additional one year terms, and subject to maximum increases of 2.5% for each renewal; and

That the Facilities Operations annual budget be increased by \$12,732 plus taxes to accommodate added organic green waste collection and increased recycling service resulting from the award of Contract RFP-PL18-67 for Janitorial Services to Hallmark Facility Service Inc; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1205 Albion Community Centre Costing and Grant Opportunity

Staff report dated December 11, 2018 recommending that site development tendering of the Albion Community Centre project proceed so that major site and earth works can be completed in conjunction with the development of the c'əsqənele Elementary School project, that construction of the Albion Community Centre be delayed to qualify for a Community, Culture and Recreation grant, that an application to the Community, Culture and Recreation Program for funding towards construction of the Albion Community Centre be submitted, that necessary measures to obtain a LEED Silver designation or equivalent be included in the design of the centre and that the next Financial Plan Bylaw be amended as described in the December 11, 2018 report.

R/2018-662

It was moved and seconded

That the site development tendering of the Albion Community Centre project proceed at an estimated cost of \$5 million so that major site and earth works can be completed in conjunction with the development of the c'əsqənele Elementary School project to reduce school disruption; and

That the construction phase of the Albion Community Centre be delayed to qualify for a Community, Culture and Recreation grant; and That staff submit an application to the Community, Culture and Recreation Program for up to \$5 million towards construction of the Albion Community Centre; and

That the necessary measures to obtain a LEED Silver designation or equivalent is included in the Albion Community Centre design at an estimated cost of \$800,000; and further

That the next Financial Plan Bylaw be amended as described in the December 11, 2018 Council report named 'Albion Community Centre Budget Update and Grant Opportunity'.

CARRIED

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

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

1500 **MAYOR AND COUNCILLORS' REPORTS**

Councillor Duncan

Councillor Duncan advised that she and Councillor Svendsen are conducting interviews and getting prepared for committees. She noted that the blood bank is currently in need of O negative blood and encouraged blood donations. She advised that she had an opportunity to attend Christmas in the Park and thanked the volunteers and staff for all their hard work.

Councillor Dueck

Councilor Dueck advised the she is also preparing for committees. She advised that she recently attended the Dignity Breakfast which supports Sonia's Cradle, school lunch bag program and emergency food bank services. She thanked the Mayor and staff on behalf of the community for their ongoing work relative to the St. Anne Camp.

Councillor Yousef

Councillor Yousef advised that he attended the Community Network's Community Christmas Coffee at the library and that he has been volunteering for Operation Red Nose the past three weekends. He advised that he and his family participated in Christmas in the Park as part of the Operation Red Nose float.

Councillor Meadus

Councillor Meadus advised that she had stopped by the Seniors Centre and noted that it and the Child Development Centre are still not fully operational from the recent flood. She advised that Community Kitchens is looking for ingredients for holiday baking and cooking. She thanked the staff at Oxygen Fitness for collecting over 1000 hampers. She encouraged residents to look into the services of KidSport noting a decline in registration. She encouraged everyone to attend the upcoming skateboarding event, Shred Share Stoked, taking place on December 16, 2018, at the Greg Moore Youth Centre.

Councillor Robson

Councillor Robson noted his concern that the Downtown Maple Ridge Business Improvement Association has lost its funding. He reported that the Youth Wellness facility received a \$250,000 donation and advised that the \$500,000 City funding would not be required. He noted the great services provided to youth with mental health.

Councillor Svendsen

Councillor Svendsen advised that he is currently conducting interviews for various committees. He advised that he attended the Salvation Army Hope Breakfast, and advised that there is still a need for volunteers for the Kettle Program.

Mayor Morden

The Mayor advised that recently there have been six treatment and recovery providers offering their services. He spoke to the community safety plan, and the ongoing Council strategic planning sessions. He spoke to the work of Council over

the past four weeks. He attended Christmas in the Park as well, pushing a buggy to collect donations and noted that he would like to see all of Council participate next year. He thanked Council for their participation in the drafting of the Code of Conduct. He wished for a safe and happy holiday for everyone, and suggested a moment of thought for those less fortunate who have a harder time during Christmas.

1600 ***ADJOURNMENT***– 8:00 p.m.

M. Morden, Mayor

Certified Correct

D. Denton, Acting Corporate Officer