

District of Maple Ridge

COUNCIL MEETING

April 27, 2010

The Minutes of the Municipal Council Meeting held on April 27, 2010 at 7:00 p.m. in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor M. Morden
Councillor C. Speirs

Appointed Staff

J. Rule, Chief Administrative Officer
M. Murray, General Manager of Community Development,
Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development
Services
J. Pickering, Director of Planning
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary

Note: These Minutes are also posted on the Municipal Web Site at www.mapleridge.ca

The meeting was filmed by Shaw Communications Inc.

100 **CALL TO ORDER**

200 **OPENING PRAYERS**

Pastor Eddie Bradley, Highway Church

300 **INTRODUCTION OF ADDITIONAL AGENDA ITEMS**

Item 602 Family Friendly Recreation Activity – Wild Play Element Park
Item 1601 Water Act Report

400 **APPROVAL OF THE AGENDA**

The agenda was approved with the additions of Items 602 and 1601

500 **ADOPTION AND RECEIPT OF MINUTES**

501 Minutes of the Regular Council Meeting of April 13, 2010

R/2010-217 501
Minutes

Regular Council It was moved and seconded
April 13, 2010

That the minutes of the Regular Council Meeting of April 13, 2010 be adopted as circulated

CARRIED

502 Minutes of the Public Hearing Meeting of April 20, 2010

R/2010-218
Minutes

Public Hearing It was moved and seconded
April 20, 2010

That the minutes of the Public Hearing of April 20, 2010 be received.

CARRIED

503 Minutes of the Development Agreements Committee Meetings of April 12(2) and 14, 2010.

R/2010-219
Minutes

Development Agmt It was moved and seconded
Committee

That the minutes of the Development Agreements Committee Meetings of April 12(2) and 14, 2010 be received.

CARRIED

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

601 **Downtown Enhancement Project
- A. Wood, Municipal Engineer**

The Municipal Engineer gave a PowerPoint presentation which provided background information on the downtown enhancement project, outlined project goals and detailed what will be accomplished through the project.

He highlighted the visual differences in the streetscape, spoke to challenges faced as the project progresses and outlined construction methodology and activities completed to date. He also highlighted upcoming key events and milestones of the project and advised that the official groundbreaking ceremony for the project is scheduled for April 30, 2010 at 1:00 p.m.

602 **Family Friendly Recreation Activity – Wild Play Element Park**

The Director of Parks and Facilities gave a PowerPoint presentation providing information on the proposed “Wild Play Element Park. He advised on how the initiative to provide a family friendly recreation activity came about, spoke to the consultation process and outlined the proposal for a wild play element park.

He showed a video of existing wild play element parks.

700 ***DELEGATIONS***

701 **Race the Ridge Event
- Barry Lyster**

Mr. Lyster gave a PowerPoint presentation on the annual Race the Ridge stage race. He outlined the history of the race in Maple Ridge and provided details on where and when the different types of races will be held.

800 ***UNFINISHED BUSINESS***

801 **Affordable Housing Strategy**

Staff report dated April 8, 2010 recommending that proposed timing of the affordable housing policy be endorsed.

R/2010-220
Affordable Housing
Strategy

It was moved and seconded

That the proposed timing for development of the affordable housing policy identified in the staff report dated April 8, 2010 be endorsed.

802 **South Haney Neighbourhood Initiative**

Staff report dated April 8, 2010 recommending that reallocation of funds from the affordable housing strategy budget to the neighbourhood development initiative in the South Haney area be authorized.

The General Manager of Community Development, Parks and Recreation Services clarified that the intent of the South Haney Neighbourhood initiative is to bring in a skilled facilitator to help establish a broad network of community members for involvement in discussion focusing on neighbourhood issues and solutions.

R/2010-221
South Haney
Neighbourhood
Initiative

It was moved and seconded

That the reallocation of \$25, 000 from the affordable housing strategy budget to the neighbourhood development initiative in the South Haney area described in the staff report dated April 8, 2010 including involvement of all of the appropriate partner agencies involved in the Social Planning Advisory Committee be authorized.

CARRIED

900 **CORRESPONDENCE** – Nil

1000 **BY-LAWS**

Note Items 1001 to 1005 are from the Public Hearing of April 20, 2010

Bylaws for Second and Third Readings

- 1001 **Greenhouse Gas Emissions Reduction Targets**
Maple Ridge Official Community Plan Amending Bylaw No. 6726-2010
To amend Chapter 5, Natural Features of the Maple Ridge Official
Community Plan to incorporate greenhouse gas emissions reduction
targets
Second and third readings

R/2010-222

BL No. 6726-2010

Second and third It was moved and seconded

That Bylaw No. 6726-2010 be given second and third readings.

CARRIED

- 1002 **RZ/027/09, 24155 124 Avenue**
Maple Ridge Zone Amending Bylaw No. 6720-2010
To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family
Suburban Residential) to permit subdivision into two single family
residential lots
Second and third readings

R/2010-223

RZ/027/09

BL No. 6720-2010 It was moved and seconded

Second and third

That Bylaw no. 6720-2010 be given second and third readings.

CARRIED

Note: Councillor Hogarth excused himself from the discussion of Item 1003 as he manages the property in the application

1003 **RZ/086/08, 12060, 12068, 12074 & 12082 227 Street
Maple Ridge Zone Amending Bylaw No. 6712-2010**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of a four-storey, wood-frame 81 unit apartment
Second and third readings

R/2010-224
RZ/086/08
BL No. 6712-2010 It was moved and seconded
Second and third

That Bylaw No. 6712-2010 be given second and third readings.

CARRIED

Note: Councillor Hogarth returned to the meeting

1004 **RZ/095/08, 22590 116 Avenue
Maple Ridge Zone Amending Bylaw No. 6721-2010**
To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit construction of a 6 unit townhouse development
Second and Third Readings

R/2010-225
RZ/095/08
BL No. 6721-2010 It was moved and seconded
Second and third

That Bylaw No. 6721-2010 be given second and third readings.

R/2010-226
RZ/095/08
BL No. 6721-2010 It was moved and seconded
Deferral

That consideration of Resolution R/2010-225 be deferred for one month.

CARRIED

- 1005 **RZ/063/09, 24086 & 24108 104 Avenue; 10366 240 Street; 10336 240A Street**
 Maple Ridge Zone Amending Bylaw No. 6713-2010
 To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the construction of a 96 unit townhouse development
 Second and third readings

The Director of Planning advised on the number of units approved for development in the last 6 months in the Albion area as well as the number of units in the area pending approval.

R/2010-227

RZ/063/09

BL No. 6713-2010 It was moved and seconded

Second and third

That Bylaw No. 6713-2010 be given second and third readings.

CARRIED

Councillor King, Councillor Speirs – OPPOSED

R/2010-228

1005.1

Meeting with

Board of Education It was moved and seconded

That a discussion pertaining to development in areas which have no schools be held at the next available Council Workshop, with the participation of the School District No. 42 Board of Education and both MLA's.

R/2010-229

Meeting with

Board of Education It was moved and seconded

AMENDMENT

That the words “and both MLA's” be deleted.

CARRIED

MOTION AS AMENDED CARRIED

Bylaws for Final Reading

- 1006 **RZ/094/07, 23948 and 23942 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 6579-2008**
Staff report dated April 12, 2010 recommending final reading
To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential
District) and R-3 (Special Amenity Residential District) to permit a 15 lot
subdivision
Final reading

R/2010-230
RZ/094/07
BL No. 6579-2009 It was moved and seconded
Final reading

That Bylaw No. 6579-2009 be adopted.

CARRIED

- 1007 **Maple Ridge 202 Street Sanitary Sewer Services Bylaw No. 6692-2009**
To establish a Local Area Service to provide sanitary sewer service to 14
lots on 12300 and 12400 Block of 202 Street
Final reading

R/2010-231
BL No. 6692-2009
Final reading It was moved and seconded

That Bylaw No. 6692-2009 be adopted.

CARRIED

- 1008 **Maple Ridge Recreation Facility Fees Amending Bylaw No. 6727-2010**
To amend Parks & Leisure Services fees and charges
Final reading

R/2010-232
BL No. 6727-2010
Final reading It was moved and seconded

That Bylaw No. 6727-2010 be adopted.

CARRIED

- 1009 **Maple Ridge Revenue Anticipation Borrowing Bylaw No. 6729-2010**
To provide the District of Maple Ridge with additional opportunities to maximum investment interest revenue
Final reading

R/2010-233
BL No. 6729-2010
Final reading It was moved and seconded

That Bylaw No. 6729-2010 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

- 1100 ***COMMITTEE OF THE WHOLE***

Minutes – April 12 and 19, 2010

R/2010-234
Minutes
COW It was moved and seconded
April 12, 19, 2010

That the minutes of the Committee of the Whole Meeting of April 12 and 19, 2010 be received.

CARRIED

Public Works and Development Services

- 1101 **RZ/035/08, 11307 and 11295 Maple Crescent, C-3 to M-3**

Staff report dated April 12, 2010 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6665-2009 to designate from Urban Residential to Industrial be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6666-2009 to permit a two-storey strata industrial warehouse building be given second reading and be forwarded to Public Hearing.

R/2010-235
BL No. 6665-2009
First and second
BL No. 6666-2009
Second Reading

It was moved and seconded

1. That Bylaw No. 6665-2009 be given first and second reading and be forwarded to Public Hearing;
2. That Bylaw No. 6665-2009 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Bylaw No. 6665-2009 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Bylaw No. 6666-2009 be given second reading and be forwarded to Public Hearing; and
5. 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 security as outlined in the Agreement;
 - ii. Amendment to Schedule "B" of the Official Community Plan;
 - iii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - iv. Road dedication as required;
 - v. Consolidation of the development site;
 - vi. Removal of the existing buildings.

CARRIED

Councillor Morden - OPPOSED

1102 RZ/071/09, 12161 237 Street, A-1 to RM-1

Staff report dated April 7, 2010 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6718-2010 to include the property within the Urban Area Boundary, change the designation to Urban Residential and to remove the 'starred property' designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6719-2010 to permit future construction

of 105 townhouse units be given second reading and be forwarded to Public Hearing.

R/2010-236

RZ/071/09

BL No. 6718-2010 It was moved and seconded

First and second

BL No. 6719-2010

Second reading

1. That Bylaw No. 6718-2010 be given first and second reading and be forwarded to Public Hearing;
2. That Bylaw No. 6718-2010 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Bylaw No. 6718-2010 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Bylaw No. 6719-2010 be given second reading and be forwarded to Public Hearing; and
5. 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 security as outlined in the Agreement;
 - ii. Amendment to Schedule "B" of the Official Community Plan;
 - iii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - iv. A Statutory right-of-way plan and agreement that must be registered at the Land Title Office for municipal access through the subject site;
 - v. A Statutory right-of-way plan and agreement must be registered at the Land Title Office for the storm sewer on the agricultural land west of the subject site;
 - vi. Registration of a Restrictive Covenant (Habitat Protection Covenant) protecting the existing trees along the northern and western boundary and the detention pond proposed on the western portion of the subject site;

- vii. Registration of a Restrictive Covenant protecting the storm-water/rain-water bio-swale on the western neighbour's property including receipt of the deposit of security for enhancement works and a 5-year maintenance agreement;
- viii. Approval from the Agricultural Land Commission for utility uses (storm sewer) on agricultural land, west of the subject site;
- ix. Submission of a Watercourse Protection Development Permit;
- x. Registration of a Restrictive Covenant protecting the Visitor Parking.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1103 RZ/072/09, 10175, 10121 and 10141 240 Street, RS-2 and RS-3 to RM-1

Staff report dated April 9, 2010 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6731-2010 to designate land use to Urban Residential and Conservation, amend the Urban Boundary and to remove the 'starred property' designation be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6732-2010 to permit a 164 unit townhouse development be given second reading and be forwarded to Public Hearing.

R/2010-237

RZ/072/09

BL No. 6713-2010 It was moved and seconded

First and second

BL No. 6732-2010

Second reading

1. That Bylaw No. 6731-2010 be given first and second readings and be forwarded to Public Hearing;
2. That Bylaw No. 6731-2010 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Bylaw No. 6731-2010 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Bylaw No. 6732-2010 be given second reading and be forwarded to Public Hearing; and
5. That the following terms and conditions be met prior to final reading:

- i. Approval from the Ministry of Transportation;
- ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
- iii. Amendment of Schedules "B" & "C" of the Official Community Plan;
- iv. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
- v. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the proposed development;
- vi. Road dedication as required;
- vii. Consolidation of the development site;
- viii. Removal of the existing buildings;
- ix. Inclusion of the site into the Fraser Sewer Area;
- x. Park dedication as required;
- xi. Registration of a Statutory Right-of-way to allow municipal access from 240 Street to the Park;
- xii. Registration of a Restrictive Covenant protecting the Visitor Parking.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

1104 DVP/DP/094/07, 23948, 23942 Dewdney Trunk Road

Staff report dated April 8, 2010 recommending that the Corporate Officer be authorized to sign and seal DVP/094/07 and DP/094/07 to retain the aboveground utility company plant along Dewdney Trunk Road and to permit development of five single family dwellings.

R/2010-238
DVP/DP/094/07
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal DVP/094/07 respecting properties located at 23948 and 23942 Dewdney Trunk Road; and further that the Corporate Officer be authorized to sign and seal DP/094/07.

CARRIED

1105 VP/045/06, 11566 224 Street

Staff report dated April 9, 2010 recommending that the Corporate Officer be authorized to sign and seal VP/045/06 to vary maximum retaining wall height for an apartment development site.

R/2010-239

VP/045/06

Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal VP/045/06 respecting property located at 11566 224 Street.

CARRIED

1106 DP/068/08, Acknowledgement of Payment in Lieu, 22320 Loughheed Highway

Staff report dated April 12, 2010 recommending acknowledgement of payment for one off-street parking space.

R/2010-240

DP/068/08

Payment in Lieu

Acknowledgement

It was moved and seconded

That the payment of \$12,500.00 for the purchase of one off-street parking space for Lot: 45, D.L.: 398, Group 1, NWD Plan: 2899 be acknowledged.

CARRIED

1107 13th Annual Vistas Run

Staff report dated March 31, 2010 recommending the use of municipal streets be authorized for the 13th Annual Vistas Run on Sunday, May 30, 2010.

R/2010-241

Use of Municipal

Streets

It was moved and seconded

That use of municipal streets be authorized for the 13th Annual Vistas Run on Sunday, May 30, 2010, provided the conditions outlined in Schedule 'A' attached to the staff report dated March 31, 2010 are met.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Inspection of Municipal Works

Staff report dated April 8, 2010 providing recommendations for inspection of municipal works as requested by the Municipal Insurance Association.

R/2010-242
Inspection of
Municipal Works

It was moved and seconded

Wherein the adoption of the 2010 Provisional Budget as the Annual Budget in principle provides for a level of inspection that is affordable, be it resolved that:

For Operational Services activities:

- A. The municipality be divided into twelve zones and that eleven times per year, the following items in each zone be inspected by motor vehicles and appropriate records of the inspection results be kept:**
 - 1. intersection visibility
 - 2. road surface conditions
 - 3. road shoulders
 - 4. regulatory and warning sign conditions
 - 5. regulatory and warning sign visibility
 - 6. sidewalks
 - 7. guardrails
 - 8. valve boxes
 - 9. ditches
 - 10. manholes, and

- B. That a thorough walking inspection be undertaken once every four months of:**
 - 1. core area sidewalks
 - 2. school walkways; and

- C. That an annual inspection be undertaken of:**
 - 1. road crossing culverts
 - 2. bridges
 - 3. the Port Haney wharf; and

- D. That potentially dangerous trees along boulevards and roadways be inspected on a complaint basis only and;**

For Park Services department activities:

1. that potentially dangerous trees within greenbelt areas be inspected on a complaint basis only;
2. that playgrounds and equipment be inspected on a monthly basis;
3. that active play parks be visually inspected on a monthly basis;
4. that wharves at Whonnock Lake Park be inspected on a monthly basis;
5. that soccer sports fields be inspected weekly from September to March; that baseball fields be inspected every three weeks from April to September.

CARRIED

1132 Disbursements for the month ended February 28, 2010

Staff report dated April 9, 2010 recommending that disbursements for February 2010 be approved.

R/2010-243
Disbursements
February 2010

It was moved and seconded

That the disbursements as listed below for the month ended February 28, 2010 be approved.

General	\$ 3,755,079.
Payroll	\$ 1,507,038.
Purchase Card	<u>\$ 95,195.</u>
	<u>\$ 5,357,312.</u>

CARRIED

Community Development and Recreation Service

1151 Joint Leisure Services – Agreement Review

Staff report dated April 12, 2010 recommending that the 2010 Joint Leisure Services Review report be received for information, that the next detailed reviewed be completed in 2015 and that joint delivery system recommendations provided in the 2010 Parks, Recreation and Cultural Master Plan be implemented.

R/2010-244

Joint Leisure

Services Agreement It was moved and seconded

Review

That the 2010 Joint Leisure Services Review Report be received for information and that the next detailed review be completed in 2015; and further

That the recommendations identified in the 2010 Parks, Recreation and Cultural Master Plan with respect to the joint delivery system be implemented at the earliest opportunity.

CARRIED

Correspondence – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS** – Nil

1300 **RELEASE OF ITEMS FROM CLOSED COUNCIL**

From the April 12, 2010 Closed Council Meeting

- Re-appointment of Jacqueline Mulcahy, Helmi Braches and Sarah Hossak to the Community Heritage Commission as Community at Large Members for a two-year term, commencing January 1, 2010 and expiring December 31, 2011.

1400 **MAYOR'S REPORT**

Mayor Daykin attended a breakfast for community volunteers, Earth Day festivities, a litter pickup campaign organized by Adopt-A-Block and spoke to the Grade 6/7 class at Golden Ears Elementary. He advised that he has met with a representative from Shaw Cable and that the company is committed to restoring the local council broadcasts for digital users by the Fall of 2010.

Mayor Daykin also attended the Maple Ridge Community Foundation Citizen of the Year Event and offered congratulations to Mike Murray and Ineke Boekhorst as the recipients of the Citizen of the Year Award.

1500 ***COUNCILLORS' REPORTS***

Councillor Hogarth

Councillor Hogarth reminded residents of the Ridge Meadows Home Show which runs from April 30th to May 2 and encouraged all to drop by the "Head Shave for Cancer" booth as he will be shaving his mustache to help raise funds for the Maple Ridge Hospice Society and the Ridge Meadows Hospital Foundation.

Councillor Dueck

Councillor Dueck attended Earth Day events, the opening for the Farmers' Market and the Maple Ridge Community Foundation Citizen of the Year Event. She offered her congratulations to Citizen of the Year Award recipients Mike Murray and Ineke Boekhorst.

Councillor Ashlie

Councillor Ashlie attended the Maple Ridge Community Foundation Citizen of the Year Event. As a member of the selection committee of the citizen of the year award, she spoke to the many contributions made to the community by Mike Murray and Ineke Boekhorst. Councillor Ashlie also attended Earth Day events, a meeting of the Agricultural Advisory Committee and participated in the Big Bike Heart and Stroke Event.

Councillor King

Councillor King attended Earth Day events and participated in a bike route ride.

Councillor Morden

Councillor Morden attended the Maple Ridge Community Foundation Citizen of the Year Event and a joint Chamber of Commerce and District of Maple Ridge meeting.

Councillor Speirs

Councillor Speirs attended Earth Day events and the opening of the Farmers' Market. He participated as a judge at a writing competition held for Earth Day. He also attended the 37th Year Anniversary of the establishment of the Agricultural Land Reserve, the Good Bye Chums celebration, a tour of the Pitt Meadows Airport and the Maple Ridge Community Foundation Citizen of the Year Event.

1600 ***OTHER MATTERS DEEMED EXPEDIENT***

1601 **Water Act Report**

Councillor Ashlie spoke to the submission prepared to provide feedback to the Water Act Modernization discussion paper.

Forwarded from the April 26, 2010 Workshop

R/2010- 245
Water Act
Modernization

It was moved and seconded

That staff be directed to prepare a letter and submission on the Water Act Modernization inclusive of the total contents of the letter prepared for Minister Penner circulated at the April 26, 2010 Council Workshop by Councillors Ashlie and Speirs and further;

That a letter be sent to all municipalities and the UBCM, with the submission attached, requesting that they write Minister Penner asking that after the technical analysis stage, the Water Act Modernization process return to the same transparent process that the process for submissions was founded on, as defined in the District's submission.

CARRIED

1700 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1800 ***QUESTIONS FROM THE PUBLIC***

John McKenzie

Mr. McKenzie asked when work on the South Haney Neighbourhood Initiative will begin.

Mayor Daykin advised that Mr. McKenzie can discuss details of the initiative with the General Manager of Community Development, Parks and Recreation Services.

Grover Telford

Mr. Telford asked whether the busing system for getting children to schools in the Albion Area will be reviewed and improved.

1900 ***ADJOURNMENT*** - 9:58 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer