

City of Maple Ridge

COUNCIL WORKSHOP AGENDA
May 21, 2019
2:30 PM
Blaney Room, 1st Floor, City Hall

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDERS

DATE

Public Hearing

7:00 p.m.

1. **APPROVAL OF THE AGENDA**
2. **ADOPTION OF MINUTES**
 - 2.1 Minutes of the May 14, 2019 Council Workshop Meeting
3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**
4. **UNFINISHED AND NEW BUSINESS**
 - 4.1 Fraser River Escarpment – Gap Assessment Update

Staff report dated May 21, 2019 recommending that staff be directed to prepare a text amendment to the Fraser River Escarpment Policies, to prepare a new bylaw requiring mandatory connection to storm sewers along River Road and to forward the Fraser River Escarpment Study and Management Program for consideration in the upcoming Financial Plan.

- 4.2 Albion Flats Drainage Review PowerPoint Presentation
 - D. Pollock, Municipal Engineer
- 4.3 Proposed UBCM and FCM Resolution Topics

Staff report dated May 21, 2019 recommending that staff work with individual Members to draft resolutions to be submitted to the Union of BC Municipalities and Federation of Canadian Municipalities as and when appropriate and that the draft resolutions be forwarded to the June 18, 2019 Council Workshop meeting for approval.

5. **CORRESPONDENCE**

5.1 **Upcoming Events**

By Invitation to Mayor and Council

May 21 – May 25, 2019 Various times and locations	Transport 2050 – Elected Official Workshop
May 23, 2019 5:00 – 7:00 pm	Chamber of Commerce Alouette Addictions Bizniz Mixer
May 23, 2019 6:30 – 8:30 pm	ARMS 3rd Annual Fundraiser The Ranch Pub & Grill
May 26, 2019 5:00 – 7:00 pm	Celebrate Recovery Anniversary Burnett Fellowship

General Community Events

May 26, 2019 10:00 am – 3:00 pm	9th Annual MRSS Show & Shine Car Show Maple Ridge Secondary School
May 26, 2019 12:00 – 2:00 pm	“Girls Rock” Free Soccer Camp (Ages: 5 – 16 years old) Samuel Robertson Technical School

Maple Ridge School Graduation Ceremonies

May 30, 2019 1:00 pm	Meadowridge School Meadowridge Gym: 12224 240 Street, Maple Ridge
June 5, 2019 6:15 pm	Thomas Haney Secondary School Queen Elizabeth Theatre: 650 Hamilton Street, Vancouver
June 7, 2019 6:30 – 9:30 pm	Maple Ridge Secondary School Chandos Patterson Auditorium: 10238 168 Street, Surrey
June 13, 2019 5:00 pm	Garibaldi Secondary School Gateway Community Church: 2884 Gladys Avenue, Abbotsford
June 19, 2019 5:00 pm	Samuel Robertson Technical Hard Rock Casino: 2080 United Boulevard, Coquitlam
June 26, 2019 7:00 pm	Westview Secondary School Hard Rock Casino: 2080 United Boulevard, Coquitlam

6. **BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL**

7. **MATTERS DEEMED EXPEDIENT**

8. **ADJOURNMENT**

Checked by:  Date: May 17/19

2.0 Minutes

2.0

City of Maple Ridge

COUNCIL WORKSHOP MINUTES

May 14, 2019

The Minutes of the City Council Workshop held on May 14, 2019 at 1:30 p.m. in the Blaney Room at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works & Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	Other Staff as Required
Councillor R. Svendsen	C. Carter, Director of Planning
Councillor A. Yousef	D. Pollock, Municipal Engineer
	T. Thompson, Chief Financial Officer
ABSENT	C. Goddard, Manager of Development & Environmental Services
Councillor Duncan	B. Elliott, Manager of Community Planning
	P. Irani, Manager of Transportation

Note: These Minutes are posted on the City Web Site at www.mapleridge.ca
Video of the meeting is posted at <http://media.mapleridge.ca/Mediasite/Showcase>

1. **APPROVAL OF THE AGENDA**

R/2019-269

It was moved and seconded

That the agenda of the May 14, 2019 Council Workshop Meeting be approved as circulated.

CARRIED

2. **MINUTES**

2.1 Minutes of the May 7, 2019 Council Workshop Meeting

R/2019-270

It was moved and seconded

That the minutes of the Council Workshop Meeting of May 7, 2019 be adopted as circulated.

CARRIED

3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**

4. **UNFINISHED AND NEW BUSINESS**

4.1 Council Procedures Bylaw Discussion

- L. Benson, Director of Corporate Administration

L. Benson gave a PowerPoint presentation and answered questions from Council. No resolution required.

4.2 Abernethy Way Extension Study (232 Street to 256 Street)

Staff report dated May 14, 2019 providing information on the Abernethy Way Extension Study.

P. Irani gave a PowerPoint presentation and answered questions from Council. No resolution required.

4.3 Recovery House Regulations

Staff report dated May 14, 2019 recommending that staff prepare an options report based on Council's identified preferred regulatory directions, as outlined in the report titled "Supportive Recovery Housing: Update and Next Steps" dated May 14, 2019 to be brought back to a future Council Workshop.

B. Elliott gave a PowerPoint presentation and answered questions from Council.

R/2019-271

It was moved and seconded

That staff prepare an options report based on Council's identified preferred regulatory directions, as outlined in the report titled "Supportive Recovery Housing: Update and Next Steps", dated May 14, 2019, to be brought back to a future Council Workshop.

CARRIED

5. *CORRESPONDENCE*

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

7. *MATTERS DEEMED EXPEDIENT*

8. *ADJOURNMENT* - 4:51 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

TO: His Worship Mayor Michael Morden **MEETING DATE:** May 21, 2019
and Members of Council **FILE NO:** 11-5225-16
FROM: Chief Administrative Officer **MEETING:** Workshop
SUBJECT: Fraser River Escarpment – Gap Assessment Update

EXECUTIVE SUMMARY:

The Fraser River Escarpment is an area of geotechnical complexity adjacent to the north bank of the Fraser River from 207 Street to 224 Street with an area of influence extending as far north as 124 Avenue. The crest of the escarpment has experienced occasional sloughs and slides of various degrees over time and has been extensively studied by geotechnical engineering consultants for both the Province and the City since 1979.

The current City Policies regulating development and construction in the Fraser River Escarpment Area were adopted in 2004 and require that all new construction be connected to the City's storm sewer system as well as requiring development properties in close proximity to the crest of the escarpment to complete specific geotechnical analysis and the registration of a covenant on title to ensure compliance with the geotechnical recommendations. As the overall knowledge of seismic and geotechnical science has advanced since 2004, the timing is now appropriate for consideration of an update to the City's studies and policies related to the Fraser River Escarpment.

The City proactively installed large diameter trunk storm sewers along River Road from Darby St to Cars Hill in 2010 and 2011 to complete the backbone of the storm sewer system along the length of the Escarpment Area. Service connections were provided to all properties through this project at no cost to the property owners. Residents were given 5 years to connect to this storm sewer system and letters have been sent annually from the City requesting that these connections be made. These letters explained that a bylaw requiring connections will be introduced at the appropriate time. Through this approach approximately 30% of the properties have connected to date, however to achieve full compliance a new bylaw for mandatory connection is now recommended to be implemented.

The level of scientific understanding of areas of complex geotechnical conditions continues to progress with the development of new methods for subsurface investigation and analysis. The City has recently retained Braun Geotechnical to complete a thorough review of the geotechnical studies done to date and has prepared "Gap Assessment" on the current understanding of the Fraser River Escarpment Area. This gap assessment provided the following key outcomes:

1. A minor text amendment to the current Fraser River Escarpment Policies to facilitate the sharing of City-owned data with geotechnical engineers working locally, as well as the development of an online system to access the data.
2. That connections to the storm sewer system within the Fraser River Escarpment Area should continue to be pursued.
3. A Fraser River Escarpment Study and Management Program to be initiated to advance the level of scientific understanding and guide future policy updates.

RECOMMENDATIONS:

That staff be directed to prepare a minor text amendment to the Fraser River Escarpment Policies to facilitate data sharing for consideration at a future Council Meeting; and

That staff be directed to prepare a new bylaw requiring mandatory connection to storm sewers along River Road for consideration at a future Council Meeting; and further

That staff be directed to forward the Fraser River Escarpment Study and Management Program for consideration in the upcoming Financial Plan.

DISCUSSION:

a) Background Context:

What is the Fraser River Escarpment Area?

The Fraser River Escarpment is a defined area that has been identified as having or influencing historical slope stability issues along the north bank of the Fraser River.

Development and construction within this area is regulated by the Fraser River Escarpment Policies. There are three zones of regulation within the overall Fraser River Escarpment Policies defined by proximity to the crest of the escarpment: the area within 100 m of the escarpment crest, the area within 300m to 100m from the escarpment crest, and the overall area of influence.

Where is the Fraser River Escarpment Area?

The overall area of influence identified in the Fraser River Escarpment Policies is bounded by 207 Street to the West, 124 Avenue to the North, 224 Street to the East and the top or crest of the Fraser River Escarpment along the South.

What are the protective measures required in the Fraser Escarpment Area?

To enhance geotechnical ground conditions, there are specific building requirements applicable to each of the zones within the Fraser River Escarpment Area.

Building requirements pertain to restriction of surface or groundwater discharge and to the requirement for geotechnical review for the individual property.

Within the overall area of influence, the City requires that a property with a building permit for new construction, addition, or hard surface landscape has a storm drainage connection into either the municipal storm sewer or a road side ditch. Home owners are not permitted to discharge run-off into the ground.

Additionally, for properties within the 300m to 100m from the escarpment crest, a Geotechnical Engineer is required to prepare a report regarding soil conditions, slope stability, and impact of the proposed building or landscaping work on the geotechnical conditions within the area. The geotechnical report must be registered along with a restrictive covenant on the property for future reference.

For properties within the 100m setback area from the escarpment crest, an assessment by a Geotechnical Engineer must specifically analyze the potential seismic slope failure in relation to the proposed building or addition, including landscaping and their combined impact on adjoining properties. The Geotechnical Engineer must also confirm that the proposed work is suitable for construction in accordance with Section 56 of the Community Charter.

Further, subdivision of land is currently not permitted within 100 m of the escarpment crest. Additionally, there are regulations to restrict construction of any structures or landscaping within 10m of the escarpment crest, control removal of trees and vegetation from the escarpment slopes, and restrict fill placement onto escarpment slopes or ravines.

Fraser River Escarpment Gap Assessment

Braun Geotechnical completed a thorough review of the numerous studies and assessments of the Fraser River Escarpment Area and policies that have been undertaken from 1979 to date. The intent of this review was to complete a gap assessment that details further study and management items that should be complete in order to advance the understanding of the Fraser River Escarpment. These studies could then be utilized to bring the policy regulating development in the area in line with the current state of science on this topic.

b) **Policy and Bylaw Implications:**

Fraser River Escarpment Policies Minor Text Amendment

In 2008 the City undertook an extensive geotechnical investigation of the Fraser River Escarpment Area and collected cone penetration test (CPT) data. This CPT test data is required to perform a liquefaction potential analysis for a property as a part of a seismic assessment as recommended in the Braun Geotechnical gap assessment. This CPT test data is relatively expensive to acquire and may not be feasible for smaller projects such as building permits or other infill type developments. Providing access to previously acquired City CPT data will reduce the cost of geotechnical investigation for developments adjacent to the escarpment and enhance the quality of geotechnical analysis received under the application.

The proposed text amendment to the Policies would make specific mention of a liquefaction potential analysis in the seismic analysis required within the 100 meter setback from the escarpment crest. The City owned data would be made available with instructions to download the data and receipt confirmation documents added to the policy statement.

Following the completion of the proposed Fraser River Escarpment Study and Management Program, a review of all aspects of the Fraser River Escarpment Policies would be undertaken and policy updates would be proposed as required.

Storm Sewer Connection Proposed Bylaw

Following the construction of the trunk storm sewer system and service connections to properties along river road in 2011, the City notified residents that connection to the storm sewer system was mandatory over a 5 year period. This was noted during public information meetings, and residents were notified annually by letter. The letter correspondence noted that a bylaw requiring mandatory connection to the storm sewer system would be introduced at the appropriate time to ensure compliance.

The Fraser River Escarpment gap analysis completed by Braun Geotechnical confirmed that the connection of properties to the storm sewer system within the Escarpment Area should remain a priority. At the present time approximately 30% of the properties have connected to the system and a new strategy is required to achieve full system connection. The timing is appropriate now to introduce a bylaw requiring mandatory connection to the properties provided with storm sewer service connections along River Road.

Fraser River Escarpment Study and Management Program

The Fraser River Escarpment gap analysis included recommendations for further study and management initiatives to better understand the ground conditions and regulate development in the Fraser River Escarpment Area. This work plan for further study includes the following items:

1. Area wide seismic analysis and study of existing slide sites.
2. Hydrogeological study to better understand groundwater conditions.
3. Risk / Hazard Assessment of the Escarpment Area

After additional study is completed the City will be able to undertake a policy update that may modify the areas of concern relative to the escarpment as well as assess if the development potential of the Escarpment Area can intensify or remain status quo.

c) Interdepartmental Implications:

The Engineering Department works together with various other departments in the application of the Fraser River Escarpment Policy. These departments include Licences and Permits when processing Building Permits, Planning when reviewing potential subdivision and rezoning applications, and Operations when considering operations and maintenance of the required infrastructure.

d) Business Plan/Financial Implications:

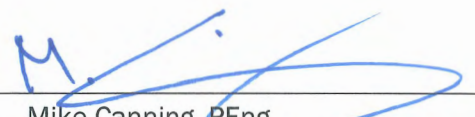
The Fraser River Escarpment Study and Management Program will require funding of approximately \$500,000 to complete. Federal, Provincial, and outside organization funding partnership will be explored prior to determining the timing and phasing of this proposed program. A study of this scale will require consideration in the upcoming Financial Plan.

e) Alternatives:

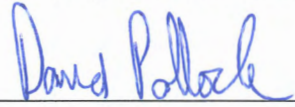
Continue with current Fraser River Escarpment Policies without revision, require storm sewer connections for new construction only, and elect not to proceed with the Fraser River Escarpment Study and Management Program.

CONCLUSION:

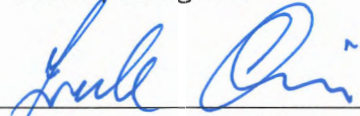
The Fraser River Escarpment is an area of complex geotechnical conditions and could benefit from further scientific study and modifications to the regulations for construction and development in the area.



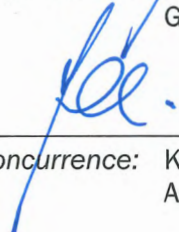
Prepared by: Mike Canning, PEng.
Manager of Infrastructure Development



Reviewed by: David Pollock, PEng.
Municipal Engineer



Approved by: Frank Quinn, MBA, PEng.
General Manager Public Works & Development Services



Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Proposed UBCM and FCM Resolution Topics

MEETING DATE: May 21, 2019
FILE NO: 2202818
MEETING: Council Workshop

EXECUTIVE SUMMARY:

At the Council Workshop meeting of May 7, 2019, Council approved a framework for resolutions to be submitted to the Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM). It was resolved that individual Members of Council would submit resolution topics to the Corporate Officer by May 14, 2019. Proposed topics would then be considered and discussed at the May 21, 2019 Council Workshop meeting. This report outlines the topics proposed.

For those topics that receive Council support, Legislative Services staff will work with each Member who submitted a topic to draft a resolution for Council approval at the June 18, 2019 Council Workshop meeting.

RECOMMENDATION:

That staff work with individual Members to draft resolutions to be submitted to the Union of BC Municipalities and Federation of Canadian Municipalities as and when appropriate on the following topics: *[OPTIONS]*

- Local government autonomy
- Regional force funded through non-property taxation sources
- Provincial police force established by B.C. government
- Single-use plastics ban
- Unregistered Tier 1 non-road diesel engine ban
- Backyard burning ban, except for July 5; and further

That the draft resolutions be forwarded to the June 18, 2019 Council Workshop meeting for approval.

DISCUSSION:

a) **Background Context:**

Early in May, Council resolved to consider resolution topics submitted by its membership at the May 21, 2019 meeting. In total, six topics were received by the deadline. The proposed topics are listed below:

TOPIC	
1.	Local government autonomy
2.	Regional force funded through non-property taxation sources
3.	Provincial police force established by B.C. government
4.	Single-use plastics ban
5.	Unregistered Tier 1 non-road diesel engine ban
6.	Backyard burning ban, except for July 5

The intent of this item coming before Council is to allow those Members who submitted topics to speak to the merit of moving forward with a formal resolution to the Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM). This is also Council's opportunity to discuss, refine, and identify those topics that are to receive staff resources in order to draft resolutions according to a best-practices format.

Upon Council approval for submission to UBCM and FCM, Legislative Services staff will work with those members of Council who have submitted the ideas to ensure that final resolutions meet each institution's requirements and the intent of Council.

b) Strategic Alignment:

Collaborating with government agencies and advocacy groups to achieve strategic results is identified as a priority in Council's Inter-Government Relations focus area. The Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM) advocate for the needs of local governments at the provincial and federal level, respectively. It is through the submission of resolutions to these agencies that community needs are communicated.

c) Inter-departmental Implications:

Staff resources will only be dedicated to topics support by Council motion.

CONCLUSION:

Council approved a framework for submissions to the Union of BC Municipalities and Federation of Canadian Municipalities. Individual Council members have submitted ideas for consideration. Council must now evaluate and determine which of those ideas it will support to move forward through the process.

Prepared by: **Dan Olivieri**
Corporate Support Coordinator

Reviewed by: **Laura Benson, CPA, CMA**
Director of Corporate Administration

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer