

City of Maple Ridge

***COUNCIL MEETING MINUTES***

January 17, 2017

The Minutes of the City Council Meeting held on January 17, 2017 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor K. Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
K. Swift, 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

C. Carter, Director of Planning

***ABSENT***

Councillor C. Bell

L. Darcus, Manager of Legislative Services

A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental  
Services

B. Elliott, Manager of Community Planning

L. Zosiak, Planner 2

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was live streamed and recorded by the City of Maple Ridge

100      ***CALL TO ORDER***

200      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS*** – Nil

300      ***APPROVAL OF THE AGENDA***

The agenda was approved with the following amendment:

Addition of item 1301 Councillor Bell and Appointments of Alternates.

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

401      Minutes of the Regular Council Meeting of December 6, 2016

R/2017-010

It was moved and seconded

**That the minutes of the Regular Council Meeting of December 6, 2016 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS***

601      **Youth Wellness Centre Update**

- Dr. Melodie Prem-Smith, Family Physician, Member of the Child and Youth Mental Health Substance Use Local Action
- Vicki Kipps, Executive Director Maple Ridge Pitt Meadows Community Services
- Treena Innes, Executive Director Ridge Meadows Division of Family Practice Team

A PowerPoint presentation was given to report on and showcase the successes of the Youth Wellness Centre over the last 18 months.

Ms. Innes provided background on the initial formation of the Youth Wellness Centre. Dr. Prem-Smith outlined her experiences in serving youth, gaps in services and the positive impact of the centre. Ms. Kipps spoke to the vision and goal of the Youth Wellness Centre and also advised on positive outcomes in youth services resulting from the centre.

Note: Councillor Shymkiw excused himself from the discussion aspect of Item 601 at 7:24 p.m. as his wife is employed at Maple Ridge/Pitt Meadows Community Services. He returned to the meeting at 7:31 p.m.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of December 7, 19 and 21, 2016 and January 11, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission November 1, 2016
- Environmental Advisory Committee – November 10, 2016
- Social Policy Advisory Committee – November 2, 2016

701.3 Minutes of the Committee of the Whole of January 9, 2017

702 **Reports**

702.1 **Disbursements for the month ended November 30, 2016**

Staff report dated January 9, 2017 recommending that the disbursements for the month ended November 30, 2016 be received for information.

702.2 **Adjustments to the 2016 Collector's Rolls**

Staff report dated January 9, 2017 submitting information on changes to the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11.

702.3 **2017 Tax Assessment Review**

Staff report dated January 16, 2017 providing information on 2017 Property Assessments.

702.4 **Specialized Courts**

Staff report dated January 16, 2017 providing an update on work being done in the review of the use of specialized courts.

703 **Correspondence** – Nil

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

From the Closed Council Meeting of January 9, 2017

- 04.01    Active Transportation Advisory Committee Membership –  
                 2017/2018 Member Appointments
- 04.02    Agricultural Advisory Committee Membership – 2017/2018  
                 Member Appointments
- 04.04    Pitt Meadows Airport Society, Temporary Board of Directors

R/2017-

It was moved and seconded

**That the Items on Consent be received into the record.**

CARRIED

800      ***UNFINISHED BUSINESS***

801      **2016-299-AL, 12176 237 Street, Application for Exclusion from the  
Agricultural Land Reserve, Addendum Report**

Staff report dated January 17, 2017 providing options for consideration for  
Application 2016-299-AL to exclude approximately 1.12 hectares (2.8  
acres) from the Agricultural Land Reserve.

The Manager of Legislative Services advised on the requirements to bring  
this application before Council for a decision.

R/2017-011

It was moved and seconded

**That Application 2016-299-AL be forwarded to the Agricultural Land  
Commission with a summary of Council's comments and the staff report.**

DEFEATED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

900      ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Note: Items 1001 to 1004 are from the January 17, 2017 Public Hearing***

**Bylaws for Third Reading**

- 1001 **2016-325-RZ, 22606 Dewdney Trunk Road  
Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016  
To permit a temporary taxi dispatch  
Third reading**

R/2017-012

It was moved and seconded

**That Bylaw No. 7283-2016 be given third reading.**

CARRIED

- 1002 **2014-009-CP, 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415  
Maple Ridge Zone Amending Bylaw No. 7292-2016  
To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to H-2 (Hammond Village Commercial) and P-4 (Place of Worship Institutional) to align existing Hammond commercial properties with the new Hammond Village Commercial land use designation  
Third reading**

R/2017-013

It was moved and seconded

**That Bylaw No. 7292-2016 be given third reading.**

CARRIED

- 1003 **2014-009-CP, Hammond Area Plan Bylaw No. 7279-2016  
To designate from Agricultural to Conservation and to identify the location and boundaries of the Hammond Area Plan  
Third reading**

R/2017-014

It was moved and seconded

**That Bylaw No. 7279-2016 be given third reading.**

CARRIED

**Bylaws for Third Reading and Adoption**

- 1004     **2015-346-CP, Wildfire Development Permit Area Guidelines  
Maple Ridge Official Community Plan Amending Bylaw No. 7187-2015**  
To amend the recently adopted Wildfire Development Permit Area  
guidelines to remove the references to the National Fire Protection  
Association (NFPA) standards and provide greater flexibility when reviewing  
development applications  
Third reading and adoption

R/2017-015

It was moved and seconded

**That Bylaw No. 7187-2015 be given third reading and be adopted.**

CARRIED

- 1005     **2015-346-CP, Wildfire Development Permit Area Guidelines  
Maple Ridge Development Procedures Amending Bylaw No. 7233-2016**  
To amend Schedule J to provide consistency with other schedules within  
the bylaw  
Third reading and adoption

R/2017-016

It was moved and seconded

**That Bylaw No. 7233-2016 be given third reading and be adopted.**

CARRIED

**Bylaws for Adoption**

- 1006     **2015-350-RZ, 24341 112 Avenue**  
Staff report dated January 17, 2017 recommending final reading
- 1006.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7227-2016**  
To designate from Low/Medium Density Residential to Conservation  
Adoption

R/2017-017

It was moved and seconded

**That Bylaw No. 7227-2016 be adopted.**

CARRIED

**1006.2 Maple Ridge Zone Amending Bylaw No. 7197-2015**

To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into 9 lots not less than 372 m<sup>2</sup> (4000 ft<sup>2</sup>)

Adoption

R/2017-018

It was moved and seconded

**That Bylaw No. 7197-2015 be adopted.**

CARRIED

**1007 Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016**

To establish the five year financial plan for the years 2017 through 2021

R/2017-019

It was moved and seconded

**That Bylaw No. 7300-2016 be adopted.**

CARRIED

Councillor Robson - OPPOSED

**1008 Maple Ridge Council Procedure Amending Bylaw No. 7301-2016**

To define the release of the voting pattern from Closed Council Meetings

Adoption

R/2017-020

It was moved and seconded

**That Bylaw No. 7301-2016 be adopted.**

CARRIED

**1009 Maple Ridge Highway Closure & Dedication Removal Bylaw No. 7291-2016**

To allow for closure and dedication removal of a portion of laneway in the 11800 block of 226 Street and 227 Street

Adoption

R/2017-021

It was moved and seconded

**That Bylaw No. 7291-2016 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

Note: Councillor Robson left the meeting at 7:57 p.m. He excused himself from discussion of Item 1101 as the property is in the vicinity of his property and indicated that he will not return to the meeting

**1101     2016-434-AL, 11680 252 Street, Application to Subdivide within the Agricultural Land Reserve**

Staff report dated January 9, 2017 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission

R/2017-022

It was moved and seconded

**That Application 2016-434-AL not be forwarded to the Agricultural Land Commission based on the considerations outlined in the staff report dated January 9, 2017.**

CARRIED

Councillor Shymkiw - OPPOSED

**1102     2016-398-RZ, 12178 and 12192 227 Street, RS-1 to RM-1**

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7302-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future construction of 12 townhouse units 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/2017-023

It was moved and seconded

**That Bylaw No. 7302-2016 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



**Note: Item 1103 was deferred at the January 9, 2017 Committee of the Whole Meeting**

**1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1**

Staff report dated January 9, 2017 recommending that Application 2016-411-RZ not be given first reading.

**1104 2011-089-RZ, 22325 St. Anne Avenue, Heritage Revitalization Agreement Amendment**

Staff report dated January 9, 2017 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 be given first and second reading and be forwarded to Public Hearing.

R/2017-024

It was moved and seconded

**That Bylaw No. 7306-2016 be given first and second reading and be forwarded to the next Public Hearing.**

CARRIED

**1105 2016-129-RZ, 11225 240 Street, Site Specific Text Amendment, C-1**

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7303-2016 for a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project be given first and second readings and be forwarded to Public Hearing.

R/2017-025

It was moved and seconded

**That Bylaw No. 7303-2016 be given first and second reading and be forwarded to Public Hearing.**

CARRIED

**1106 2015-350-DVP, 24341 112 Avenue**

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-350-DVP to reduce the minimum setback from an interior side lot line for the garage roof projection for proposed Lots 4 through 9 to permit 9 single family lots.

R/2017-026

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-350-DVP respecting property located at 24341 112 Avenue.**

CARRIED

**1107 2016-129-DVP, 2016-129-DP, 11225 240 Street**

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-129-DVP to allow buildings to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line), that the Corporate Officer be authorized to sign and seal 2016-129-DP to permit a mixed use commercial and rental apartment building in the C-1 (Neighbourhood Commercial) zone and that the Corporate Officer be authorized to sign the Cancellation of Charges application to discharge DP/045/09 and DVP/045/09.

R/2017-027

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2016-129-DVP respecting property located at 11225 240 Street; and**

**That the Corporate Officer be authorized to sign and seal 2016-129-DP respecting property located at 11225 240 Street; and further**

**That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the previously issued development permits DP/045/09 and DVP/045/09.**

CARRIED

**1108 2015-207-DP, 22650 136 Avenue, Wildfire Development Permit**

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-207-DP to allow the first phase of a four phase single family subdivision located within the Wildfire Development Permit Area.

R/2017-028

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-207-DP respecting property located at 22650 136 Avenue.**

CARRIED

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

**Note:** Items 1131 and 1132 have been placed in the “Items on Consent” agenda

**1131 Disbursements for the month ended November 30, 2016**

**1132 Adjustments to the 2016 Collector’s Rolls**

**1133 Revision to Policy 10.1 Disposal of Found Goods**

Staff report dated January 9, 2017 recommending approval of revised Policy 10.1 Disposal of Found Goods.

R/2017-029

It was moved and seconded

**That Policy 10.01 – Disposal of Found Goods be revised as outlined in the staff report dated January 9, 2017.**

CARRIED

**Parks, Recreation & Culture Services**

**1151 Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks**

Staff report dated January 9, 2017 recommending that the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.

R/2017-030

It was moved and seconded

**That the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.**

CARRIED

**1152 Ridge Meadows Seniors Society Operating Agreement**

Staff report dated January 9, 2017 recommending the preparation of an updated operating agreement with the Ridge Meadows Seniors Society (RMSS) which removes RMSS involvement in strata fee management and increases funding for the programming.

R/2017-031

It was moved and seconded

**That staff be directed to prepare an updated operating agreement with Ridge Meadows Seniors Society that removes RMSS involvement in strata fee management and increases funding for programming by \$45,000.**

CARRIED

**Administration** – Nil

**Other Committee Issues** – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1301 Councillor Bell and Appointments of Alternates

Mayor Read requested that members of Council assist in serving on committees and commissions during Councillor Bell's absence.

R/2017-032

It was moved and seconded

**That the following Councillors serve as alternate and second alternate to attend Committee and Commission Meetings in the absence of Councillor Bell:**

- Fraser Valley Regional Library - Alternate - Councillor Duncan; 2<sup>nd</sup> alternate – Councillor Speirs
- Ridge Meadows Seniors Society – Alternate – Mayor Read; 2<sup>nd</sup> alternate – Councillor Speirs
- Maple Ridge Pitt Meadows Arts Council – Alternate Councillor Duncan; 2<sup>nd</sup> alternate – Councillor Masse

CARRIED

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

1500     ***QUESTIONS FROM THE PUBLIC***

**Eric Phillips**

Mr. Phillips asked whether there will be a dog park considered for the area under the bridge in Hammond.

The General Manager of Parks, Recreation and Cultural Services advised that discussions with TransLink are ongoing.

**Bert Pogany**

Mr. Pogany commented on the presentation for the Youth Wellness Centre. He asked whether there will be a formal follow-up to a question he asked at Public Hearing related to a parking lot in Hammond.

Staff will address Mr. Pogany's question following the Council meeting.

1600     ***ADJOURNMENT*** – 8:19 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer