

COUNCIL MEETING MINUTES

March 19, 2019

The Minutes of the City Council Meeting held on March 19, 2019 at 6:00 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	Appointed Staff
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works and Development Services
**Councillor K. Duncan	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	L. Benson, Director of Corporate Administration
Councillor C. Meadus	<i>Other Staff as Required</i>
Councillor R. Svendsen	C. Nolan, Corporate Controller
*Councillor A. Yousef	C. Carter, Director of Planning
ABSENT	D. Pollock, Municipal Engineer
Councillor G. Robson	C. Goddard, Manager of Development and Environmental Services
	R. Stott, Environmental Planner 2, Development and Environmental Services
	D. Hall, Planner 2, Development and Environmental Services
	A. Kopystynski, Planner 2, Development and Environmental Services

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca.
The meeting was also live streamed and recorded by the City of Maple Ridge.
*Councillor A. Yousef entered the meeting at 6:03 p.m.
**Councillor K. Duncan entered the meeting at 6:12 p.m.

100 **CALL TO ORDER**

The Mayor called the meeting to order at 6:00 p.m.

200 **AMENDMENTS TO THE AGENDA**

R/2019-172

It was moved and seconded

That the March 19, 2019 Regular Council agenda be amended by removing Item 1103 – Aquifer Mapping Update.

CARRIED

300 ***APPROVAL OF THE AGENDA***

R/2019-173

It was moved and seconded

That the February 26, 2019 Regular Council agenda be approved as amended.

CARRIED

400 ***ADOPTION OF MINUTES***

401 Minutes of the Regular Council Meeting of March 12, 2019

R/2019-174

It was moved and seconded

That the minutes of the Regular Council Meeting of March 12, 2019 be adopted as circulated.

CARRIED

Councillor A. Yousef entered the meeting.

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

600 ***DELEGATIONS***

601 **Environmental Advisory Committee (EAC) Update**

- Rodney Stott, Environmental Planner

Environmental Planner introduced the presentation and provided background on the committee.

Leanne Cohen gave a PowerPoint presentation including the following information:

- Environmental Advisory Committee Background
- Environmental Management Strategy Framework including communications, sustainable neighbourhoods and ecological health
- Environmental Advisory Committee Bylaw 7202-2016 Background including duties, membership and non-voting members
- Important Milestones
- Short Term Priorities Establishing strategic short term high priority Action items 2017 – 2020 including Communications Strategy; Green Infrastructure (GI) Strategy; Ecological Network Mgmt. Strategy; Aquifer Mapping Update;
- EAC Sub-committees
- Deliverables
- Checks and Balances

650 **QUESTIONS FROM THE PUBLIC**

Speaker #1

Advised that she spoke at the last council meeting and had not received a response as promised. She asked Council why they believe that the housing first practice is not the best course of action despite what the Province and others are doing. Mayor Morden advised that he will be in contact to set up a face to face meeting.

700 **ITEMS ON CONSENT**

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meeting of March 12, 2019

R/2019-175

It was moved and seconded

That the item on the Consent Agenda be received into the record.

CARRIED

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Bylaws for Adoption

1001 **2017-078-RZ, 22368 North Avenue**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018**
Staff report dated March 19, 2019 recommending adoption

To amend Schedule “A”, Chapter 10.4 Town Centre Area Plan, Schedule 1:
from Low-Rise Apartment to Town Centre Commercial
Adoption

R/2019-176

It was moved and seconded

That Bylaw No. 7436-2018 be adopted.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7316-2017

Staff report dated March 19, 2019 recommending adoption

To rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial). The current application is to permit the construction of a four storey mixed-use building.

Adoption

R/2019-177

It was moved and seconded

That Bylaw No. 7316-2017 be adopted.

CARRIED

1001.3 Maple Ridge Housing Agreement Bylaw No. 7443-2018

Staff report dated March 19, 2019 recommending adoption

To secure six dwelling units as affordable rental units for persons with developmental disabilities in perpetuity.

Adoption

R/2019-178

It was moved and seconded

That Bylaw No. 7443-2018 be adopted.

CARRIED

1002 2013-117-RZ, 12182 228 Street

Maple Ridge Zone Amending Bylaw No. 7055-2014

Staff report dated March 19, 2019 recommending adoption

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District). The current application is to permit a future subdivision of approximately 3 lots.

Adoption

R/2019-179

It was moved and seconded

That Bylaw No. 7055-2014 be adopted.

CARRIED

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

Public Works and Development Services

1101 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2

Staff report dated March 19, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a 4 unit Courtyard residential project 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.

Council expressed concerns relative to the proposed duplex and parking for the area.

R/2019-180

It was moved and seconded

That Zone Amending Bylaw No. 7533-2019 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

Councillor R. Svendsen – OPPOSED

1102 2017-124-RZ, 12555, 12599, 12516 and 12511 241 Street, RS-3 to RS-2

Staff report dated March 19, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019 to adjust the areas designated *Conservation* be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7343-2017 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision and a 8.19 hectare (20 acre) park dedication be given second reading and be forwarded to Public Hearing.

R/2019-181

It was moved and seconded

- 1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7537-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**

2. That Official Community Plan Amending Bylaw No. 7537-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7537-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7537-2019 be given first and second readings and be forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7343-2017 be given second reading, and be forwarded to Public Hearing
6. That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Park dedication as required; and removal of all debris and garbage from park land;
 - iii. Road dedication as required;
 - iv. Consolidation of the subject properties;
 - v. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi. Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property(ies) for the proposed development;
 - vii. Registration of a Restrictive Covenant for Tree Protection;
 - viii. Registration of a Restrictive Covenant, and Storm Water Management;
 - ix. Registration of a Restrictive Covenant for conservation purposes;
 - x. Removal of existing buildings;
 - xi. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
 - xii. That a voluntary contribution, in the amount of \$132,600.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor K. Duncan - OPPOSED

1103 Aquifer Mapping Update

Item removed at the March 19, 2019 Committee of the Whole meeting.

1104 2016-009-DVP, 23729 Dewdney Trunk Road

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-009-DVP respecting property located at 23729 Dewdney Trunk Road.

The Corporate Officer advised that 183 letters were sent out and no responses were received.

R/2019-183

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-009-DVP respecting property located at 23729 Dewdney Trunk Road.

CARRIED

1105 2018-200-DVP, 23525 Dogwood Avenue

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-200-DVP respecting property located at 23525 Dogwood Avenue.

The Corporate Officer advised that 8 letters were sent out and no responses had been received.

R/2019-184

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-200-DVP respecting property located at 23525 Dogwood Avenue.

CARRIED

1106 2017-078-DVP, 22368 North Avenue

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-078-DVP respecting property located at 22368 North Avenue.

R/2019-185

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-078-DVP respecting property located at 22368 North Avenue.

CARRIED

1107 2017-078-DP, 22368 North Avenue

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-078-DP respecting property located at 22368 North Avenue.

R/2019-186

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-078-DP respecting property located at 22368 North Avenue.

CARRIED

1108 2013-117-DP, 12182 228 Street

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2013-117-DP respecting property located at 12182 228 Street.

R/2019-187

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-117-DP respecting the property located at 12182 228 Street.

CARRIED

1109 2019-069-DP, 22255 Dewdney Trunk Road

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2017-061-DP and that the Corporate Officer be authorized to sign and seal 2019-069-DP respecting property located at 22255 Dewdney Trunk Road.

Staff answered questions relative to the total number of units, outdoor amenity space and community garden consideration.

R/2019-188

It was moved and seconded

That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2017-061-DP located at 22255 Dewdney Trunk Road; and,

That the Corporate Officer be authorized to sign and seal 2019-069-DP respecting property located at 22255 Dewdney Trunk Road.

CARRIED

1110 **Contract Award: Pavement Rehabilitation Program**

Staff report dated March 19, 2019 recommending that the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd. in the amount of \$1,565,969.03 excluding taxes and that additional work locations may be added under the extra work provisions in the contract up to \$600,000 and that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,565,969.03 plus the extra work provisions

R/2019-189

It was moved and seconded

That the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd., in the amount of \$1,565,969.03 excluding applicable taxes;

And further that additional work locations may be added under the extra work provisions in the contract up to \$600,000 excluding taxes;

And furthermore that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,565,969.03 plus the extra work provisions.

CARRIED

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT**– Nil

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

1500 **MAYOR AND COUNCILLORS' REPORTS**

Councillor Dueck

Councillor Dueck advised that she attended the Chamber of Commerce meeting last week and shared the social housing policy with the group. She noted her appreciation for being at the Chamber table.

Councillor Meadus

Councillor Meadus advised that she attended the Leaders and Innovation Forum. She noted a documentary from Seattle on a success story of a recovery program which allows people to go through process of recovery. She advised that she attended the ARMS meeting noting fundraisers such as Adopt a Fish program and the Duck Race are happening.

Councillor Yousef

Councillor Yousef advised that he attended the Ridge Meadows Hospice Society fundraiser at Samz Pub. He recognized and noted appreciation to Councillors Meadus, Robson and Svendson for their support of the victims of Christ Church massacre in New Zealand. He thanked all of Maple Ridge for coming together in solidarity.

Councillor Duncan

Councillor Duncan advised that she attended the Metro Vancouver Water Committee meeting, noting presentations from community members to save water. She advised that she will talk to Recycling Society about some of the programs discussed. She noted her attendance at the Innovation on Emerging Cities Forum, where all levels of government were in attendance.

Councillor Svendson

Councillor Svendon advised that he attended the Metro Vancouver Liquid Waste Committee. He advised The Unflushables campaign starting April 1st and the Let's Get Farming event taking place on April 4th in Council Chambers.

Mayor Morden

The Mayor provided an update of the legal process underway relative to the St. Anne Injunction, noting that there are limitation as to what Council can discuss publicly. He encouraged residents to write into Council using the communication@mapleridge.ca email address. He noted that Council is committed to safe community and that the Provincial government need to work through process with Council. He thanked staff and Council for their support.

1600 **ADJOURNMENT** - 6:38 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer