

City of Maple Ridge

COUNCIL MEETING MINUTES

May 22, 2018

The Minutes of the City Council Meeting held on May 22, 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 N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
A. Gaunt, Confidential Secretary

Other staff as required

D. Pollock, Municipal Engineer
C. Goddard, Manager of Development and Environmental Services
A. Kopystynski, Planner 2
R. MacNair, Manager of Bylaw and Licensing Services

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***

200 ***AMENDMENTS TO THE AGENDA***

Item 1108 will be dealt with following Section 650 Questions from the Public

300 ***APPROVAL OF THE AGENDA***

R/2018-282

It was moved and seconded

That the May 22, 2018 Council Meeting Agenda be amended to deal with Item 1108 following Section 650 and that the agenda be approved as amended.

CARRIED

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

401 Minutes of the Special Council Meetings of April 24, 2018 and May 8, 2018 and the Regular Council Meeting of April 24, 2018

R/2018-283

It was moved and seconded

That the minutes of Special Council Meetings of April 24, 2018 and May 8, 2018 and the Regular Council Meeting of April 24, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of May 15, 2018

R/2018-284

It was moved and seconded

That the minutes of the Public Hearing of May 15, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Seniors Network and Alzheimer Society of BC – Dementia Friends Education Workshops**

- Heather Treleaven, Coordinator, Maple Ridge, Pitt Meadows, Katzie, Seniors Network

- Heather Cowie, Provincial Coordinator, Dementia-Friendly Communities, Advocacy & Education Department, Alzheimer Society of BC

Ms. Treleaven introduced Ms. Cowie.

Ms. Cowie gave a PowerPoint presentation providing information on the Alzheimer Society of BC. She provided a definition of dementia, outlined common signs of the illness and spoke to the number of persons in Maple Ridge diagnosed with dementia. She shared the goal of the Alzheimer Society to create dementia-friendly communities and outlined steps which can be taken to allow a community to become dementia-friendly. She encouraged Council and staff to attend an educational workshop.

650 ***QUESTIONS FROM THE PUBLIC***

The Mayor advised that upon opinion from legal counsel no questions from the public for Item 1108 will be entertained by Council.

Resident - name and address not provided for the record

The resident asked whether Council is aware of the issues occurring at 3030 Gordon and what has been done in terms of closing the shelter portion of that facility.

Wendy McRae

Ms. McRae asked whether she can ask questions about the Burnett site at all.

Norm Forbes

Mr. Forbes asked when Anita Place will be closed down in that it is supposed to be a park and asked for the latest time period for this to be done.

Resident - name and address not provided for the record

The resident asked whether persons living at Anita Place will move to modular housing once it is opened up and what will happen to those who will not go willingly. The resident also asked what will stop more people with drug and alcohol issues to continue to move into the area including Anita Place. He felt that there is a disproportionate amount of such persons moving to Maple Ridge and expressed concern that persons currently living at Anita Place will not relocate to modular housing.

Rose-Marie Bordeleau

Ms. Bourdelieu asked whether data was found on the number of houses being sold within School District No. 42.

Resident – name and address not provided for the record

The resident asked why the whole homeless situation cannot be moved to the Albion area away from neighbourhoods.

Elizabeth Taylor

Ms. Taylor asked whether amenity funds can be used to put accessible swings into the small parks interspersed throughout the community and whether funding can be provided for that purpose.

The General Manager of Parks, Recreation & Cultural Services advised that she will investigate the possibility of the resident's suggestion and will respond to the resident.

Mark Kielan

Mr. Kielan asked whether Council or the Province will be accountable should situations begin to get out of hand with respect to proposed facilities which he felt were being pushed onto the community.

R/2018-285

It was moved and seconded

That the Questions from the Public session be extended to allow the resident waiting to ask a question to proceed.

CARRIED

Resident – name and address not provided for the record

The resident asked if Council or anyone has considered a safe injection site in Maple Ridge.

Note: Item 1108 was dealt with following Section 650 Questions from the Public

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings of May 8 and May 15, 2018

701.2 Meetings of Committees and Commissions of Council

- Community Heritage Commission – April 12, 2018
- Environmental Advisory Committee – November 22, 2017 and January 10, 2018

702 **Reports**

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

Staff report dated May 22, 2018 recommending that the disbursements for the month ended April 30, 2018 be received for information.

702.2 **2018 Council Expenses**

Staff report dated May 22, 2018 providing an update for Council expenses recorded to date.

702.3 Big Feast Bistro + Retail Sidewalk Café – 11920 227 Street, Maple Ridge

Staff report dated May 22, 2018 providing an update on work to promote sidewalk cafes and providing details on proposed improvements to the Big Feast Bistro + Retail Sidewalk Café.

703 Correspondence – Nil

704 Release of Items from Closed Council Status – Nil

R/2018-286

It was moved and seconded

That Items 701.1, 701.2, 702.1, 702.2 and 702.3 on the “Items on Consent” agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS* – Nil

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

Note: Item 1001 is from the May 15, 2018 Public Hearing

Bylaws for Third Reading

1001 2016-055-RZ, 23183 136 Avenue

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018

To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, from Institutional, Conservation, Medium/High Density Residential to Medium/High Density Residential and Conservation

To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to Add to Conservation, Remove From Conservation and Add To Trail

Third reading

R/2018-287

It was moved and seconded

That Bylaw No. 7446-2018 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7238-2016

To rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential); the current application is to permit the construction of approximately 54 townhouse units.

Third reading

Note: Councillor Duncan excused herself from discussion on Item 1002 at 10:46 p.m. as she lives in the vicinity of the application. She did not vote on Item 1001.2 as she had left the meeting.

R/2018-288

It was moved and seconded

That Bylaw No. 7238-2016 be given third reading.

CARRIED

Bylaws for Adoption

1002 2015-297-RZ, 23025, 23054, 23060, 23070, 23075, 23089 and 23095 Loughheed Highway and 11305, 11383, 11428 and 11438 232 Street

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017

To designate from Conservation and Urban Residential to Urban Residential, Commercial, Conservation and Park and to remove from Conservation and add to Conservation

Adoption

R/2018-289

It was moved and seconded

That Bylaw No. 7331-2017 be adopted.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7183-2015

To rezone from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 (Townhouse Residential), C-1 (Neighbourhood Commercial) and P-1 (Park and School) to permit future construction of a two phased townhouse complex totaling 252 units, a commercial/rental apartment building and two single residential pockets of 84 lots.
Adoption

R/2018-290

It was moved and seconded

That Bylaw No. 7183-2015 be adopted.

CARRIED

Note: Councillor Duncan returned to the meeting at 10:52 p.m.

1003 2016-336-RZ, 11300 and 11250 240 Street

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7396-2017

To designate from Medium Density Residential to Conservation and to add to Conservation
Adoption

R/2018-291

It was moved and seconded

That Bylaw No. 7396-2017 be adopted.

CARRIED

1003.2 Maple Ridge Zone Amending Bylaw No. 7287-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and R-2 (Urban Residential District) to permit subdivision into 5 lots and construction of a 54 unit townhouse development
Adoption

R/2018-292

It was moved and seconded

That Bylaw No. 7287-2016 be adopted.

CARRIED

- 1004 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7456-2018**
To amend the fine schedule to coincide with the amendments to the Maple Ridge Soil Deposit Regulation Bylaw
Adoption

R/2018-293

It was moved and seconded

That Bylaw No. 7456-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2018-012-AL, 23795 Dewdney Trunk Road, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated May 22, 2018 providing options for consideration pertaining to Application 2018-012-AL to exclude approximately 0.2 hectares (0.5 acres) of land from the Agricultural Land Reserve.

R/2018-294

It was moved and seconded

That Application 2018-012-AL be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

- 1102 **2018-142-AL, 12811 256 Street, Application for Non-farm Use Within the Agricultural Land Reserve**

Staff report dated May 22, 2018 recommending that Application 2018-142-AL to permit temporary residential use on land within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

R/2018-295

It was moved and seconded

That application 2018-142-AL be authorized to proceed to the Agricultural Land Commission.

CARRIED

1103 2018-041-RZ, 11607, 11621 and 11633 Burnett Street, RS-1 to RM-2

Staff report dated May 22, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7444-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey condominium building be given first reading and that the applicant provide further information as described on Schedules A, C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

R/2018-296

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 Bylaw No. 7444-2018 be given first reading; and

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

CARRIED

1104 2016-336-DVP, 11300 and 11250 240 Street

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-336-DVP to vary front yard, rear yard and side yard setbacks to permit a 5 lot single family subdivision and a 54 unit townhouse development.

R/2018-297

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-336-DVP respecting property located at 11300 & 11250 240 Street.

CARRIED

1105 **2016-336-DP, 11300 and 11250 240 Street**

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-336-DP to permit a 5 lot single family subdivision and a 54 unit townhouse development.

R/2018-298

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-336-DP respecting property located at 11300 240 & 11250 240 Street.

CARRIED

1106 **2018-126-DVP, 26625 96 Avenue**

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-126-DVP to increase the area and depth of the farm home plate and to increase the maximum depth from the lot line that abuts the fronting road to any portion of the one-family residential use to permit construction of a single family house.

R/2018-299

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-126-DVP respecting property located at 26625 96 Avenue.

CARRIED

1107 **2016-320-DP, 11307 Maple Crescent**

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-320-DP to permit construction of a mini-warehouse.

R/2018-300

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-320-DP respecting property located at 11307 Maple Crescent.

CARRIED

Note: Item 1108 was dealt with prior to Section 650 Questions from the Public

1108 2018-145-RZ, 11749 and 11761 Burnett Street, RS-1 to P-7

Staff report dated May 22, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7461-2018 to rezone from RS-1 (One Family Urban Residential) to P-7 (Shelter and Supportive Housing) to allow shelter use and supportive housing be given first reading and that the applicant provide further information as described on Schedules A and E of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning advised and provided clarification on the rezoning process in general and how the process will be carried out for this application. She provided specific information on the application and advised on requirements being requested of the applicant during the rezoning process.

A. Kopystynski, Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Site Characteristics
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Development Process
- Official Community Plan Analysis
- Zoning Analysis
- Expanded Consultation Process
- Site and Landscaping Plan
- Preliminary Building Elevations
- Preliminary Renderings of Building

Naomi Brunemeyer, Regional Director, BC Housing gave a PowerPoint presentation providing the following information:

- Site Context
- Architectural Expression to allow project to blend into the community
- Aerial View of how the site will be organized
- Landscape Design
- Building Program; outlines what is currently on the existing Salvation Army site and compares that facility to the proposed facility
- Community need in Maple Ridge; statistics according to the 2017 Homeless Count in Metro Vancouver; the Ridge Meadows area
- Housing continuum in the BC Housing mandate

Darrell Pilgrim, Executive Director, The Salvation Army Ridge Meadows Ministries continued the PowerPoint presentation and provided the following information on the shelter component of the proposed facility:

- History of the Maple Ridge Salvation Army Shelter
- Services to be provided to those accessing the Salvation Army support system in the proposed facility
- Transitional Housing and regulations
- Supportive Housing and regulations
- Focus on safety of neighbours, staff and clients

A full question and answer discussion session was held with the representatives of BC Housing Naomi Brunemeyer, Regional Director, Dominic Flanagan, Executive Director, Strategic Initiatives on Homelessness and Darrell Pilgrim, Executive Director, the Salvation Army Ridge Meadows Ministries responding to questions and concerns of Council.

R/2018-301

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 additional consultation be required by expanding the notification area for the Development Information Meeting (DIM) and Public Hearing; having a facilitator retained at the cost of the applicant to attend and observe the DIM; more detailed notice information published in the newspaper and sent out within the notification; and implementing a "Good Neighbour Agreement", in respect of this matter and 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 Bylaw No. 7461 - 2018 be given first reading; and

That the applicant provide further information as described on Schedules A and E of the Development Procedures Bylaw No. 5879-1999.

DEFEATED

Mayor Read, Councillor Bell, Councillor Masse,
Councillor Robson, Councillor Shymkiw - OPPOSED

Note: The meeting was recessed at 10:39 p.m. and reconvened at 10:44 p.m.

1109 Award of Contract ITT-EN18-19: 20300 Block of Hampton Street – Utility and Road Construction, Local Area Service

Staff report dated May 22, 2018 recommending that Contract ITT-EN18-19: 20300 Block of Hampton Street – Utility and Road Construction, Local Area Service be awarded to Summit Earthworks Inc., that the Financial Plan be amended to increase the project budget and that the Corporate Officer be authorized to execute the contract.

R/2018-302

It was moved and seconded

That Contract ITT-EN18-19: 20300 Block of Hampton Street – Utility and Road Construction, Local Area Service, be awarded to Summit Earthworks Inc. in the amount of \$806,462.50 excluding taxes; and

That the Financial Plan be amended to increase the project budget by \$200,000.00; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1110 Award of Contract: ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road)

Staff report dated May 22, 2018 recommending that Contract ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road) be awarded to MRC Total Build LP by its General Partner MRC Total Build Ltd; that a construction contingency be approved to address potential variations in field conditions; that the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley road) be amended to increase the budget and that the Corporate Officer be authorized to execute the contract.

R/2018-303

It was moved and seconded

That Contract ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road), be awarded to MRC Total Build LP by its General Partner MRC Total Build Ltd. in the amount of \$5,079,856.94 excluding taxes; and

That a construction contingency of \$800,000.00 be approved to address potential variations in field conditions; and

That the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road), be amended to increase the budget by \$420,000.00 for contract administration, construction inspection and support services during construction to a total of \$735,855.00; and further

That the Corporate Officer be authorized to execute the contracts.

CARRIED

1111 Proposed Wildlife and Vector Control Bylaw No. 7437-2018

Staff report dated May 22, 2018 recommending that Wildlife and Vector Control Bylaw No. 7437-2018 to provide for prevention of wildlife attractants and vector control against spread of diseases be given first, second and third readings.

R/2018-304

It was moved and seconded

That Bylaw No. 7437-2018 be given first, second and third readings.

CARRIED

Financial and Corporate Services (including Fire and Police) – Nil

Parks, Recreation & Culture

1151 Maple Ridge Sport Network

Staff report dated May 22, 2018 recommending that the Sport Network Terms of Reference be endorsed and that a proposed Sport and Physical Activity Strategy Implementation Plan be provided.

R/2018-305

It was moved and seconded

That Item 1151 Maple Ridge Sport Network be deferred to an upcoming Council Workshop Meeting.

CARRIED

Administration

1171 Maple Ridge Tourism Advisory Committee Bylaw

Staff report dated May 22, 2018 recommending that Maple Ridge Tourism Advisory Committee Bylaw No. 7459-2018 to establish a Tourism Advisory Committee be given first, second and third reading.

R/2018-306

It was moved and seconded

That Bylaw No. 7459-2018 be given first, second and third reading.

CARRIED

1172 Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to execute Partnering Agreements with Burnaby Saw Service Ltd. under building permit number 17-121540.

R/2018-307

It was moved and seconded

That the Corporate Officer be authorized to execute a Partnering Agreement with Burnaby Saw Service Ltd. under building permit number 17-121540 in the amount of \$5392.10.

CARRIED

1173 Joint Municipal Emergency Program

Staff report dated May 22, 2018 recommending that staff be directed to draft a new five-year Joint Municipality Emergency Program (JMEP) agreement with the City of Pitt Meadows.

R/2018-308

It was moved and seconded

That staff be directed to draft a new five-year Joint Municipality Emergency Program (JMEP) agreement with the City of Pitt Meadows and bring it back to Council for consideration.

CARRIED

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil

1500 ADJOURNMENT – 11:14 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer