

City of Maple Ridge

COUNCIL MEETING MINUTES

July 24, 2018

The Minutes of the City Council Meeting held on July 24, 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, Interim Director of Finance
C. Carter, Director of Planning
A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental Services
B. Elliott, Manager of Community Planning
D. Pollock, Municipal Engineer

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

Note: Councillor Shymkiw was not in attendance at the start of the meeting

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Item 1117 to be dealt with following Item 601
Item 1151 to be dealt with following Item 602

300 ***APPROVAL OF THE AGENDA***

R/2018-425

It was moved and seconded

That the agenda for the July 24, 2018 Council Meeting be amended to deal with Item 1117 following Item 601 and to deal with Item 1151 following Item 602; and

That the July 24, 2018 Council Meeting agenda be approved as amended.

CARRIED

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

401 Minutes of the Special Council Meetings of June 26, 2018 and July 10, 2018 and the Regular Council Meetings of June 26, 2018 and July 10, 2018

R/2018-426

It was moved and seconded

That the minutes of the Special Council Meetings of June 26, 2018 and July 10, 2018 and the Regular Council Meetings of June 26, 2018 and July 10, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of July 17, 2018

R/2018-427

It was moved and seconded

That the minutes of the Public Hearing of July 17, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **TransLink – Proposed Lougheed Highway B-Line Update**

- **Matt Craig, Manager, System Plans**
- **Sarah Ross, Director, System Planning**

Ms. Ross gave a PowerPoint presentation providing the following information:

- Recap from the March Meeting on the Lougheed Highway B-Line
- Report on consultation results for the Area Transport Plan and Lougheed Highway B-Line
- Highlights of the Phase 2 of the 10-Year vision for transit investments in Maple Ridge/Pitt Meadows
- Development of the Maple Ridge-Pitt Meadows Area Transport Plan
- City and Public Consultation relating to Phase 1
- Feedback resulting from the consultation process
- Implementation process and proposed elements of the Lougheed Highway B-Line
- Aspects of technical work done to ascertain where bus delays happen
- Examples of transit priority measures under consideration
- B-Line stop features and status
- Regional funding available for B-Lines from TransLink
- Timeline to 2019 B-Line Launch
- Next steps for the Area Transport Plan

Note: Councillor Shymkiw joined the meeting at 7:17 p.m.

Note: Item 1117 was dealt with following Item 601

602 **Home Show Society**

- **Graham Vanstone, Project Coordinator**

Mr. Vanstone provided a background and history on the Ridge Meadows Home Show. He spoke on how the Home Show came into being and gradually grew into the large event it is currently. He outlined the economic benefits of the Home Show for local businesses and for the community itself and advised on the challenges of staging a show of this size.

Mr. Vanstone expressed concerns with the lack of an Albion Plan and the impact on the Home Show. He spoke on improvements currently made by the Home Show to the grounds. Mr. Vanstone expressed concern about a conversation pertaining to the withdrawal of City funding due to the perception that the Home Show is anti-homeless. He stated that the Home Show does not receive funding from the City of Maple Ridge and elaborated

on his concerns and provided facts on how vendors are chosen for the Home Show. He listed the contributions the Home Show has made to the grounds the show is currently on. He addressed concerns pertaining to a petition circulated at the Home Show.

Note: Item 1151 was dealt with following Item 602

603 Special Olympics Celebrates 50 years with Global Day of Inclusion

- David Stevenson, Special Olympics Athlete
- Diane Stevenson

Ms. Stevenson introduced David Stevenson.

Mr. Stevenson spoke on the Special Olympics and the celebration the Global Day of Inclusion. He advised that 2018 marks the 50th Anniversary of the Global Special Olympics movement and provided information on the Special Olympics and its contribution in providing continuing sport opportunities for people with intellectual disabilities. Mr. Stevenson spoke on his involvement with the Special Olympics and the impact of the Olympics on his life.

650 *QUESTIONS FROM THE PUBLIC*

Cal Kaytor

Mr. Kaytor asked whether an RS-1 zones residence can be used for tenants, group home and/or a shelter.

The Director of Planning advised on the RS-1 zoning and the use of residences for family members, group home or a shelter. She advised that the residence cannot be used as a shelter.

Mr. Kaytor quoted from the Bylaw and Licencing complaint form and expressed concern with a property on Patterson Avenue. He asked if the rule on three complaints only for a property could be waived to allow as many complaints to the Bylaws Department as necessary.

The Manager of Bylaw and Licencing Services advised on the three complaints question. She advised that residents can call the Bylaw Department and the Fire Department as needed.

Austin Kylan

Mr. Kylan asked whether the City of Maple Ridge will allow legal recreational cannabis shops.

Mayor Read spoke on the Provincial program around legalization and indicated that decisions on zoning are yet to be made.

Mr. Kyran asked whether direction from staff will be provided prior to the actual date of legalization in order to find out where zoning will be.

The Director of Planning indicated that a staff report will be provided in September.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings of July 10, July 17 and July 18, 2018

701.2 Committees and Commissions of Council

- Environmental Advisory Committee – May 9, 2018
- Public Art Steering Committee – April 19, 2018

702 **Reports**

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

Staff report dated July 24, 2018 recommending that the disbursements for the month ended June 30, 2018 and July 17, 2018 be received for information.

702.2 **2018 Council Expenses**

Staff report dated July 24, 2018 providing an update for Council expenses recorded to date.

703 **Correspondence** – Nil

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

R/2018-428

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor Robson**

“That the Agricultural Land Commission be asked to explore the use of a land trust model to acquire farmland that would be made available to qualified parties for farm purposes, noting that the Davison Farm in Maple Ridge is currently available for purchase and could be used as a pilot project for such a trust.”

Councillor Robson spoke on his motion.

R/2018-429

It was moved and seconded

That the Agricultural Land Commission be asked to explore the use of a land trust model to acquire farmland that would be made available to qualified parties for farm purposes, noting that the Davison Farm in Maple Ridge is currently available for purchase and could be used as a pilot project for such a trust.

CARRIED

802 **Motion by Councillor Masse**

“That the Ridge Meadows Recycling Society’s position paper on single use plastics be supported; and further

That staff be directed to investigate methods to effectively reduce single use plastics in the City of Maple Ridge.”

Councillor Masse spoke on his motion.

R/2018-430

It was moved and seconded

That the Ridge Meadows Recycling Society’s position paper on single use plastics be supported; and further

That staff be directed to investigate methods to effectively reduce single use plastics in the City of Maple Ridge.

CARRIED

900 ***CORRESPONDENCE***

901 **School District No. 42 – Eligible School Sites Proposal**

Letter dated June 22, 2018 from Flavia Coughlan, Secretary Treasurer, School District No. 42 requesting that the City of Maple Ridge respond to the Board of Education's resolution of proposed eligible school site requirements.

R/2018-431

It was moved and seconded

That the resolution by School District No. 42 Board of Education on proposed eligible school site requirements for the School District of Maple Ridge be accepted.

CARRIED

902 **Update on the Provincial Decision Allowing Local Government to Prohibit Cannabis Operations in the Agricultural Land Reserve**

Information bulletin from the Ministry of Agriculture advising on cannabis production regulations for the Agricultural Land Reserve.

R/2018-432

It was moved and seconded

That the information bulletin from the Ministry of Agriculture advising on cannabis production regulations in the Agricultural Land Reserve be received into the record.

CARRIED

1000 ***BYLAWS***

Note: 1001 to 1004 are from the July 17, 2018 Public Hearing

Bylaws for Third Reading

1001 **2017-066-RZ, 21241 Wicklund Avenue**

1001.1 **Maple Ridge Zone Amending Bylaw No. 7328-2017**

To amend the RT-1 (Two Family Urban Residential) zone to reduce the minimum parcel size from 891 m² (9,591 ft²) to 750 m² (8,073 ft²), minimum width from 22 m (72 ft.) to 20 m (66 ft.), and minimum depth from 30 m (98 ft.) to 27 m (89 ft.)

Third reading

R/2018-433

It was moved and seconded

That Bylaw No. 7328-2017 be given third reading.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7322-2017**

To rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential). The current application is to permit the development of a duplex

Third reading

R/2018-434

It was moved and seconded

That Bylaw No. 7322-2017 be given third reading.

CARRIED

1002 **2015-373-RZ, 23616 132 Avenue**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018**

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended from Medium/High Density Residential and Conservation to Conservation/Low Density Urban and Medium/High Density Residential

Third reading

R/2018-435

It was moved and seconded

That Bylaw No. 7469-2018 be given third reading.

CARRIED

Note: The Manager of Development and Environmental Services advised that Item 1002 2015-373-RZ was withdrawn from the July 17, 2018 Public Hearing and should not have been carried forward to the Council Meeting.

R/2018-436

It was moved and seconded

That third reading of Bylaw No.7469-2018 be rescinded.

CARRIED

- 1003 **2018-122-RZ, 12419 Garibaldi Street**
 Maple Ridge Zone Amending Bylaw No. 7451-2018
 To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to permit a future subdivision of approximately 2 lots.
 Third reading

R/2018-437

It was moved and seconded

That Bylaw No. 7451-2018 be given third reading.

CARRIED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

- 1004 **2018-200-RZ**

- 1004.1 **2018-200-RZ, 26378 126 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7472-2018
 To permit a Detached Garden Suite with a maximum Gross Floor Area of 140 m² (1500 ft²) and a maximum building height of 7.5 metres from ground level
 Third reading

R/2018-438

It was moved and seconded

That Bylaw No. 7472-2018 be given third reading.

CARRIED

- 1004.2 **2018-200-RZ, 23525 Dogwood Avenue**
 Maple Ridge Zone Amending Bylaw No. 7473-2018
 To permit a Detached Garden Suite with a maximum Gross Floor Area of 140 m² (1500 ft²) located in the front yard
 Third reading

R/2018-439

It was moved and seconded

That Bylaw No. 7473-2018 be given third reading.

CARRIED

1004.3 2018-200-RZ, 10861 Morrisette Place

Maple Ridge Zone Amending Bylaw No. 7475-2018

To permit a Detached Garden Suite constructed above a garage with a maximum building height of 6.5 metres

Third reading

R/2018-440

It was moved and seconded

That the Bylaw No. 7475-2018 be given third reading.

CARRIED

Bylaws for Adoption

Note: Councillor Shymkiw left the meeting at 8:38 p.m. for discussion of Item 1005 as he has a conflict on this item as well as three related items later in the agenda.

1005 2016-004-RZ, 13245 236 Street

Maple Ridge Zone Amending Bylaw No. 7211-2016

Staff report dated June 24, 2018 recommending adoption

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 31 townhouse units

Adopt

R/2018-441

It was moved and seconded

That Bylaw No. 7211-2016 be adopted.

CARRIED

Note: Councillor Shymkiw returned to the meeting at 8:39 p.m.

1006 Maple Ridge 2019-2023 Financial Plan Bylaw No. 7454-2018

To establish the five year financial plan for the years 2019 through 2023

Adopt

R/2018-442

It was moved and seconded

That Bylaw No. 7454-2018 be adopted.

CARRIED

1007 **Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7471-2018**

To amend Maple Ridge Business Licensing and Regulation Bylaw No. 6815-2011

Adopt

R/2018-443

It was moved and seconded

That Bylaw No. 7471-2018 be adopted.

CARRIED

1008 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7480-2018**

To amend schedules to coincide with recent amendments to other bylaws

Adopt

R/2018-444

It was moved and seconded

That Ticket Information Utilization Amending Bylaw No. 7480-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2017-233-RZ, Amendments to Official Community Plan Amending Bylaw, Zone Amending Bylaw, Off Street Parking and Loading Amending Bylaw**

Staff report dated July 24, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017, Maple Ridge Zone Amending Bylaw No. 7312-2017 and Maple Ridge Off Street Parking and Loading Amending Bylaw No. 7350-2017 to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard rezoning applications be given second reading and be forwarded to Public Hearing.

R/2018-445

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. 7349-2017 on the municipal website, 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. 7349-2017 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. 7349-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7349-2017 be given second reading and be forwarded to Public Hearing; and
5. That Zone Amending Bylaw No. 7312-2017 be second reading and be forwarded to Public Hearing; and
6. That Off Street Parking and Loading Amending Bylaw No. 7350-2017 be given second reading and forwarded to Public Hearing.

CARRIED

1102 2018-180-RZ, 22057 and 22083 Lougheed Highway, RS-1 to RM-2

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow a five storey apartment building with approximately 86 units and underground parking 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/2018-446

It was moved and seconded

1. That Zone Amending Bylaw No. 7481-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2018-447

It was moved and seconded

That first reading of Zone Amending Bylaw No. 7481-2018 be deferred until the receipt of a report outlining a land use study for both sides of the Lougheed Highway corridor.

MOTION TO DEFER CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

1103 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-1 and A-2 to RS-3

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-1 (Small Holdings Agricultural) and A-2 (Upland Agricultural) to RS-3 (One Family Rural Residential) to permit a four lot rural residential subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2018-448

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 Zone Amending Bylaw No. 7483-2018 be given first reading; and

That the applicant provide further information as described on Schedules (A, B, F, and J) of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

Mayor Read - OPPOSED

1104 2018-243-RZ, 21963 Dewdney Trunk Road and 12029 220 Street, RS-1 to RM-5

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7484-2018 to rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit a 12 unit multi-family development 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/2018-449

It was moved and seconded

That Zone Amending Bylaw No. 7484-2018 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

1105 2012-023-RZ, 11240 238 Street, RS-3 to P-6

Staff report dated July 24, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018 to designate a portion of the site from Park to Institutional and to adjust boundaries to enlarge the conservation designation area be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7313-2017 to rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit future development of Fire Hall No. 4 with an associated fire/rescue training centre and community park be given second reading as amended and be forwarded to Public Hearing.

R/2018-450

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. 7482-2018 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. 7482-2018 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. 7482-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7482-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7313-2017 be given second reading, as amended, and be forwarded to Public Hearing; and
- 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) Amendment to Official Community Plan Schedules "B" and "C";
 - iii) Subdivision of the subject property into two lots and the dedication of the conservation area as Park;
 - iv) Construction of walkways and removal of all debris and garbage from the park being dedicated;
 - v) Issuance of a Natural Feature Development Permit, including associated security for restoration work in the Environmentally Sensitive Area;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property that is not dedicate as Park;
 - viii) Registration of a Restrictive Covenant for Stormwater Management; and
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1106 2013-117-RZ, 12182 228 Street, RS-1 to R-3

Staff report dated July 24, 2018 recommending that second and third readings of Maple Ridge Zone Amending Bylaw No. 7055-2014 be rescinded and that Maple Ridge Zone Amending Bylaw No. 7055-2014 to rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future subdivision of approximately 3 single family lots, a lane and a remnant portion be given second reading and be forwarded to Public Hearing.

R/2018-451

It was moved and seconded

- 1) That second and third readings of Zone Amending Bylaw No. 7055-2014 be rescinded;
- 2) That Zone Amending Bylaw No. 7055-2014 be given second reading, and be forwarded to Public Hearing;
- 3) That an additional fee will be required for the second Public Hearing in the amount of \$882.00, as described in the approved fee schedule;
- 4) That the following terms and conditions be met prior to final reading:
 - i) Registration of a temporary Statutory Right of Way on the proposed northern portion of lot 3, to provide temporary access to the rear lane, until such time as alternative access is provided via a lane system;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Removal of existing structures;
 - iv) Dedication of the 7.5m wide lane, to be projected on the Subdivision plan as per Subdivision and Servicing Amending Bylaw No. 7093-2014.
 - v) Registration of a temporary 'No Build' Restrictive Covenant on lot 3, both over the northern portion and over the eastern remnant portion;
 - vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - vii) That a voluntary contribution, in the amount of \$10,200.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

- 5) That the terms and conditions for Zone Amending Bylaw No. 7055-2014 be satisfied within 6 months of receiving third reading of the Bylaw. Failure to satisfy the conditions within this prescribed timeframe will result in the closure of file 2013-117-RZ. There will not be an option for extension.

CARRIED

1107 2017-031-RZ, 21333 River Road, RS-1 to RT-2

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7348-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit development of courtyard residential housing consisting of 4 dwelling units clustered around a common courtyard be given second reading and be forwarded to Public Hearing.

R/2018-452

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7348-2017 be given second reading, and be forwarded to Public Hearing;
- 2) 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) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on River Road, as required;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Registration of a Restrictive Covenant prohibiting secondary suites;
 - vii) Removal of existing building;
 - viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - ix) That a voluntary contribution, in the amount of \$12,300.00 (\$4,100.00 per unit excluding the original) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Note: Councillor Bell excused herself from discussion of Item 1108 at 8:52 p.m. as she is in conflict.

1108 2017-221-RZ, 22032 119 Avenue, RS-1 to RT-2

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7355-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit future construction of a triplex be given second reading and be forwarded to Public Hearing.

R/2018-453

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7355-2017 be given second reading, and be forwarded to Public Hearing;
- 2) 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) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on the lane to the south of the subject property as required;
 - iv) Removal of existing building;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Registration of a Restrictive Covenant prohibiting secondary suites;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - viii) That a voluntary contribution, in the amount of \$8,200 (\$4,100/unit, excluding the first one) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Note: Councillor Bell returned at 8:53 p.m.

1109 2017-331-RZ, 12260 Laity Street, RS-1 to RS-1b

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7385-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit approximately three lots be given second reading and be forwarded to Public Hearing.

R/2018-454

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7385-2017 be given second reading, and be forwarded to Public Hearing;**
- 2) 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) Registration of a Restrictive Covenant for Stormwater Management and Fraser River Escarpment restrictions;**
 - iii) Removal of existing building/s with a valid demolition permit;**
 - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;**
 - v) Payment for street trees along Laity Street; and**
 - vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

CARRIED

Note: The Director of Corporate Administration explained a technical issue with the City's e-mail system and indicated that the system was not working properly therefore it was uncertain whether correspondence pertaining to public notification on Item 1110 and Item 1111 was received. There was discussion of the risk of statements from the public not being received.

Note: Councillor Speirs left the meeting at 8:54 p.m.

Note: Councillor Shymkiw excused himself from discussion of how Council wishes to handle Items 1110 and 1111 at 8:55 p.m. He indicated that he will return should Council decide to deal with the two items.

Mayor Read outlined options for Council.

Note: Councillor Speirs returned to the meeting at 8:57 p.m.

1110 2015-297-DVP, 23025, 23054, 23060 and 23075 Loughheed Highway

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2015-297-DVP to relax the setback along a cul-de-sac to permit construction of an approximately 125 unit townhouse complex.

1111 2015-297-DP, 23025, 23054, 23060 and 23054 Loughheed Highway

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2015-297-DP to permit 125 townhouse units in phase 1 of a multi-phased development.

R/2018-455

It was moved and seconded

That Item 1110 and Item 1111 be deferred to a Special Council Meeting to be scheduled for August 7, 2018 at 6:00 p.m.

CARRIED

Note: Councillor Shymkiw returned to the meeting at 9:02 p.m. He left the meeting at 9:03 p.m. due to conflict on Items 1112, 1113 and 1114.

1112 2016-105-DVP, 13245 236 Street

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-105-DVP to reduce minimum front, rear, interior and exterior yard setbacks for specified blocks, increase maximum building height for specified blocks, reduce the minimum required Useable Open Space minimum dimension for specified blocks and increase the maximum retaining wall height to permit a townhouse development consisting of 31 units.

1113 2016-105-DP, 13245 236 Avenue, Wildfire Development Permit

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-105-DP to fulfill requirements of the Wildfire Development Permit Area guidelines.

1114 2016-004-DP, 13245 236 Street

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-004-DP to permit a 31 unit townhouse development consisting of seven buildings, under the RM-1 (Townhouse Residential) zone.

R/2018-456

It was moved and seconded

That Item 1112, Item 1113 and Item 1114 be deferred to a Special Council Meeting to be scheduled for August 7, 2018 at 6:00 p.m.

CARRIED

Note: Councillor Shymkiw returned to the meeting at 9:04 p.m.

1115 Award of Contract ITT-EN-18-54 232 Street Water Main Replacement (Dewdney Trunk Road to 122 Avenue)

Staff report dated July 24, 2018 recommending that Contract ITT-EN18-54, 232 Street Water Main Replacement (Dewdney Trunk Road to 122 Avenue), be awarded to Sandpiper Contracting LLP, that a construction contingency be approved to address potential variations in field conditions, that the Financial Plan be amended to increase the 232 Street Water Main Replacement budget and that the Corporate Officer be authorized to execute the contract.

R/2018-457

It was moved and seconded

That Contract ITT-EN18-54, 232 Water main Replacement (Dewdney Trunk Road to 122 Avenue), be awarded to Sandpiper Contracting LLP in the amount of \$600,475.00 excluding taxes; and

That a construction contingency of \$60,000.00 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to increase the 232 Street Water main Replacement budget from \$600,000.00 to \$726,475.00, funded from Water Utility Fund, and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1116 Award of Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting on River Road (McKay Avenue – 530 m North)

Staff report dated July 24, 2018 recommending that Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting on River Road (McKay Avenue – 530m North) be awarded to PW Trenchless Construction Inc.; that a contract contingency be approved to address potential variations in field conditions; and that the Corporate Officer be authorized to execute the contract.

R/2018-458

It was moved and seconded

That Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting on River Road (McKay Avenue – 530m North) be awarded to PW Trenchless Construction Inc. in the amount of \$1,497,626.75 excluding taxes; and

That a contract contingency of \$100,000.00 be approved to address potential variations in field conditions; and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Note: Item 1117 was dealt with following Item 601

1117 Lougheed Highway B-Line Initiative

Staff report dated July 24, 2018 recommending that the Lougheed Highway B-Line Initiative be endorsed, that opportunities for transit priority measures, development of stop locations and assessments of traffic impacts be maximized through work with TransLink, Ministry of Transportation and Infrastructure and other stakeholders and that a report be provided with details of recommended transit priority measures and implications for all users on the Lougheed Highway corridor.

R/2018-459

It was moved and seconded

That the Lougheed Highway B-Line initiative be endorsed, and

That staff work with TransLink, Ministry of Transportation and Infrastructure and other stakeholders to maximize opportunities for transit priority measures, develop stop locations, assess traffic impacts, and further

That staff provide a report with details of recommended transit priority measures and the implications for all users on the Lougheed Highway corridor.

CARRIED

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

Parks, Recreation & Culture

Note: Item 1151 was dealt with following Item 602

1151 Maple Ridge Pitt Meadows Home Show Society Request – Albion Fairgrounds

Staff report dated July 24, 2018 recommending that a request from the Maple Ridge Pitt Meadows Home Show Society for municipally-funded improvements to the large grass main stage viewing area at the Albion Fairgrounds be deferred until after the conclusion of the Albion Flats Area Plan process.

R/2018-460

It was moved and seconded

That the request from the Maple Ridge Pitt Meadows Home Show Society for municipality-funded improvements to the large grass main stage viewing area at the Albion Fair Grounds be supported and that the offer by the Home Show Board of Directors to contribute ten percent of the surface installation costs to a maximum of \$10,000.00 be accepted.

CARRIED

Mayor Read, Councillor Duncan, Councillor Masse - OPPOSED

1152 Award of Contract RFP-PL18-29: Albion Community Centre Construction Management

Staff report dated July 24, 2018 recommending that Contract RFP-PL18-29: Albion Community Centre Construction Management be awarded to Double V Construction LTD and that the Corporate Officer be authorized to execute the contract.

R/2018-461

It was moved and seconded

That Contract RFP-PL18-29: Albion Community Centre Construction Management be awarded to Double V Construction LTD in the amount of \$5000.00 plus taxes; and

That a contingency of \$1250.00 be approved; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1153 Pickleball Update – Garibaldi Secondary School Sports Court Renovation

Staff report dated July 24, 2018 recommending that approval be sought from School District No. 42 Board of Education to conduct a full renovation of the sports courts at Garibaldi Secondary School at full cost to the City of Maple Ridge including conversion of one existing tennis court to accommodate six pickleball courts to be completed by the beginning of pickleball season in April 2019.

R/2018-462

It was moved and seconded

That staff proceed to seek endorsement from School District No. 42 Board of Education to conduct a full renovation of the sport courts at Garibaldi Secondary School at full cost to the City of Maple Ridge, including the conversion of one existing tennis court to accommodate a total of six pickleball courts, to be completed by the beginning of the pickleball season in April 2019.

CARRIED

1154 Youth Wellness Centre Update

Staff report dated July 24, 2018 requesting direction from Council and providing options concerning funding toward a Youth Wellness Centre project brought forward by the Maple Ridge/Pitt Meadows Community Services.

R/2018-463

It was moved and seconded

That the staff report dated July 24, 2018 titled “Youth Wellness Centre Update” be deferred to allow staff to work further with the Maple Ridge/Pitt Meadows Community Services on the Youth Wellness Centre project.

CARRIED

Administration – Nil

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* – 9:10 p.m.

Certified Correct

N. Read, Mayor

L. Benson, Corporate Officer