

City of Maple Ridge

COUNCIL WORKSHOP MINUTES

February 6, 2018

The Minutes of the City Council Workshop held on February 6, 2018 at 6:00 p.m. in the Blaney Room of 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 B. Masse

Councillor G Robson

Councillor T. Shymkiw

Councillor C. Speirs

ABSENT

Councillor K. Duncan

Appointed Staff

P. Gill, Chief Administrative Officer

K. Swift, General Manager of Parks, Recreation & Culture

F. Quinn, General Manager Public Works and Development Services

T. Thompson, Interim Director of Finance

L. Benson, Manager of Legislative Services

Other Staff as Required

C. Carter, Director of Planning

B. Elliott, Manager of Community Planning

L. Zosiak, Planner 2

Note: These Minutes are posted on the City Web Site at www.mapleridge.ca

Note: Mayor Read participated in the meeting via GoToMeeting

1. *ADOPTION OF THE AGENDA*

R/2018-078

It was moved and seconded

That the agenda of the February 6, 2018 Council Workshop Meeting be adopted as circulated.

CARRIED

2. *MINUTES – N/A*

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

4 ***MAYOR'S AND COUNCILLORS' REPORTS***

Councillor Robson

Councillor Robson advised that he is the representative on the Maple Ridge & Pitt Meadows Policing Task Force and gave a statement on information provided by the RCMP pertaining to a hit and run of a local motorcyclist on Lougheed Highway. He expressed his condolences to the family and thanked the officers working on the case. Councillor Robson advised on meetings being planned by the Downtown Maple Ridge Business Improvement Association (BIA) to include the downtown business community, the MLA's and the Ministry of Housing to discuss the proposed shelter. He also advised that the new president for the Chamber of Commerce is Ken Holland. Councillor Robson attended a meeting of the Pitt Meadows Airport Society and reported on the progress of work being carried out at the airport.

Councillor Bell

Councillor Bell attended a meeting of the Arts Council. She passed along the Arts Council's appreciation for the renewal of the operating agreement. Councillor Bell advised that School District No. 42 will be holding ten budget discussion meetings until May. She confirmed that the opening date for the Karina Leblanc Field will be April 7. Councillor Bell expressed concern with the alternative approval process and negative feedback received from the public in terms of accessibility to forms. She asked for Council support for a letter to the Province requesting that funds be allocated for the reopening of Riverview.

R/2018-079

It was moved and seconded

That a letter requesting the allocation of funds for the reopening of Riverview be sent to the Premier of British Columbia, Honourable Carole James, Minister of Finance, Honourable Selina Robinson, Minister of Municipal Affairs and Housing, Lisa Beare, MLA and Bob D'Eith, MLA.

CARRIED

Councillor Masse

Councillor Masse attended a meeting of the Pitt Meadows Airport Society, advised on the change in management at the Pitt Meadows Airport and commented on the positive impact of the change. He attended a workshop on the opioid crisis hosted by the Social Policy Advisory Committee, a public event on the Aquilini lands and the public information event on supportive housing. Councillor Masse addressed the alternative approval process.

Councillor Speirs

Councillor Speirs attended a meeting of the Arts Council, a meeting of the Pitt Meadows Airport Society, the open house on the Aquilini lands and the Social Policy Engagement Workshop for Opioid Overdose Prevention. Councillor Speirs advised that the final draft of the Heritage Inventory was reviewed by the Community Heritage Commission. He also attended the information meeting for supported housing hosted by the Province, the street-naming event for Jim Robson, a meeting for the Agricultural Advisory Committee and the opening of the Katzie Early Learning Centre and daycare. Councillor Speirs took part in memorial ceremonies for two local citizens.

Mayor Read

No report

Councillor Masse commented on the shelter programs organized by two local churches.

Councillor Shymkiw

Councillor Shymkiw attended the street-naming event for Jim Robson and the 50th anniversary event for the Ridge Meadows Minor Hockey Association.

5. *UNFINISHED AND NEW BUSINESS*

5.1 Rental Housing Program: Rental Options for New Development

Staff report dated February 6, 2018 recommending that staff bring forward reports outlining a Density Bonus approach and a Community Amenity Contribution approach as a component of developing a Rental Housing Program.

The Manager of Community Planning reviewed the report. He gave a PowerPoint presentation providing the following information:

- Background on the rental housing program
- Results of research and analysis carried out
- Status quo option
- Options for further review
- Proposal to require rental through density bonus
- Community amenity contributions and alternatives
- Recommendation

R/2018-080

It was moved and seconded

- 1) That, as a component of developing a Rental Housing Program, staff bring forward reports outlining:
 - a) A Density Bonus approach that would optionally require, in exchange for bonus density, the provision of secured rental units, secured affordable rental units, and/or a cash-in-lieu contribution;
 - b) A Community Amenity Contribution (CAC) approach that would maintain existing CAC contribution rates, but allocate 20% of all CAC funds received towards affordable housing.

Note: It was the consensus of Council to split out the questions in the motion

5.1.1

R/2018-081

It was moved and seconded

That, as a component of developing a Rental Housing Program, staff bring forward a report outlining a Density Bonus approach that would optionally require, in exchange for bonus density, the provision of secured rental units, secured affordable rental units, and/or a cash-in-lieu contribution.

CARRIED

Councillor Robson - OPPOSED

5.1.2

MAIN MOTION

R/2018-082

It was moved and seconded

That, as a component of developing a Rental Housing Program, staff bring forward a report outlining a Community Amenity Contribution (CAC) approach that would maintain existing CAC contribution rates, but allocate 20% of all CAC funds received towards affordable housing.

AMENDMENT TO THE MAIN MOTION

R/2018-083

It was moved and seconded

That the main motion be amended to replace the text “but allocate 20% of all CAC funds received towards affordable housing” with the text “and allocate all CAC funds collected from the previously exempted Town Centre area to affordable housing until funding reaches a maximum of 20% of total CAC’s collected city-wide.”

AMENDMENT CARRIED

Councillor Robson - OPPOSED

MAIN MOTION AS AMENDED

R/2018-084

It was moved and seconded

That, as a component of developing a Rental Housing Program, staff bring forward a report outlining a Community Amenity Contribution (CAC) approach that would maintain existing CAC contribution rates and allocate all CAC funds collected from the previously exempted Town Centre area to affordable housing until funding reaches a maximum of 20% of total CAC's collected city-wide.

MOTION AS AMENDED CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

Note: Mayor Read requested that the vote for Item 5.1 be recalled as she wished to vote against the motion. Councillor Shymkiw indicated that Item 5.2 will be dealt with prior to the motion for Item 5.1 being recalled.

**5.2 Review of Regulations for Secondary Suites and Detached Garden Suites:
Public Consultation Outcomes**

Staff report dated February 6, 2018 recommending that staff proceed with work on amending the Zoning Bylaw as related to secondary suites ("SS") and detached garden suites ("DGS") as discussed in Section 5.0.

The Planner gave a PowerPoint presentation providing the following information:

- Introduction and reasons for undertaking a secondary suites and detached garden suites review
- Background on the review
- Public consultation process
- Workshop preparation, content and outcome summary for detached garden suites
- Open house components and outcomes
- Questionnaire outcomes
- Responses to potential options
- Proposed next steps
- Options not recommended
- Proposed building permit process
- Proposed pre-approved design research
- Recommendation

MAIN MOTION

R/2018-085

It was moved and seconded

That staff be directed to proceed with the following work, as discussed in Section 5.0 of this report titled “Rental Housing Program Review of Regulations for Detached Garden Suites and Secondary Suites”, dated February 6, 2018:

- 1. Prepare Zoning Bylaw amendments to:**
 - a. Allow a Secondary Suite and DGS on the same lot;**
 - b. Allow a DGS size to be a minimum of 20.3m² (219 ft²); and**
 - c. Allow a DGS size to be up to 140m² (1500 ft²) or 15% of the lot area, whichever is less.**
- 2. Undertake further research and report back to Council on:**
 - a. Allowing a Secondary Suite in all single-family residential zones;**
 - b. Allow a Secondary Suite within a Duplex unit (RT-1 zone);**
 - c. Allowing a DGS in all single-family residential zones;**
 - d. Allowing flexibility in siting a DGS on a lot;**
 - e. Allowing 2-storey units and units above a garage in all DGS zones;**
 - f. Allowing Tiny Homes as a permanent DGS structure;**
 - g. Allowing Tiny Homes as a temporary DGS structure; and**
 - h. Removing owner-occupancy requirement for Secondary Suites and DGS.**
- 3. Undertake interdepartmental/stakeholder processes to:**
 - a. Review the building permit application process; and**
 - b. Develop an approach for creating pre-approved DGS building permit plans.**

AMENDMENT TO THE MAIN MOTION

R/2018-086

It was moved and seconded

That that motion be amended to remove Item 2.h. Removing owner-occupancy requirement for Secondary Suites and DGS.

AMENDMENT DEFEATED

Mayor Read, Councillor Masse, Councillor Speirs - OPPOSED

Note: Mayor Read left the meeting at 8:00 p.m. due to technical issues with the GoToMeeting connection and did not return to the meeting. The request for the recall of the vote on Item 5.1 was therefore not dealt with.

**AMENDMENT TO THE MAIN MOTION
R/2018-087**

It was moved and seconded

That the motion be amended to replace the text “Item 1 Prepare Zoning Bylaw Amendments to:” with the text “Item 1 Provide information on Pilot Projects to:”

AMENDMENT CARRIED

Councillor Speirs - OPPOSED

**MAIN MOTION AS AMENDED
R/2018-088**

It was moved and seconded

That staff be directed to proceed with the following work, as discussed in Section 5.0 of this report titled “Rental Housing Program Review of Regulations for Detached Garden Suites and Secondary Suites”, dated February 6, 2018:

- 1. Provide information on pilot projects to:**
 - a. Allow a Secondary Suite and DGS on the same lot;**
 - b. Allow a DGS size to be a minimum of 20.3m² (219 ft²); and**
 - c. Allow a DGS size to be up to 140m² (1500 ft²) or 15% of the lot area, whichever is less.**
- 2. Undertake further research and report back to Council on:**
 - a. Allowing a Secondary Suite in all single-family residential zones;**
 - b. Allow a Secondary Suite within a Duplex unit (RT-1 zone);**
 - c. Allowing a DGS in all single-family residential zones;**
 - d. Allowing flexibility in siting a DGS on a lot;**
 - e. Allowing 2-storey units and units above a garage in all DGS zones;**
 - f. Allowing Tiny Homes as a permanent DGS structure;**
 - g. Allowing Tiny Homes as a temporary DGS structure; and**
 - h. Removing owner-occupancy requirement for Secondary Suites and DGS.**
- 3. Undertake interdepartmental/stakeholder processes to:**
 - a. Review the building permit application process; and**
 - b. Develop an approach for creating pre-approved DGS building permit plans.**

MAIN MOTION AS AMENDED CARRIED

5.3 Follow up on a meeting held with School District No. 42

- School District No. 42 Recycling Services
- Daycare Services

R/2018-089

It was moved and seconded

That a letter be sent to School District No. 42 requesting that their approach to recycling be reconsidered.

CARRIED

Councillor Shymkiw - OPPOSED

On the topic of daycare services, it was recommended that Councillor Bell and Councillor Speirs prepare a notice of motion for a future meeting of Council.

6. *CORRESPONDENCE*

6.1 Metro Vancouver – Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1255

Letter dated January 26, 2018 from Chris Plagnol, Corporate Officer, requesting Council's approval of adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No.1255, 2017.

The Chief Administrative Officer reviewed the letter.

R/2018-090

It was moved and seconded

That the Council of Maple Ridge approves adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017 by providing consent on behalf of the electors.

CARRIED

6.2 Upcoming Events

February 7, 2018 9:00 am	Housing First 101 Information Session – Holiday Inn Express, 4405 Central Blvd, Burnaby, BC Organizer: Metro Vancouver and Canadian Alliance to End Homelessness
February 17, 2018 7:00 pm	Drag Show – Pitt Meadows Heritage Hall, 12460 Harris Road, Pitt Meadows, BC Organizer: Alouette Addictions
February 24, 2018 6:00 pm	South Asian Cultural Society Gala – Activity Centre, Ridge Meadows Seniors Society, 12150 224 th Street, Maple Ridge, BC Organizer: South Asian Cultural Society

7. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*** – Nil

8. ***MATTERS DEEMED EXPEDIENT*** – Nil

9. ***ADJOURNMENT*** - 8:20 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer