

City of Maple Ridge

COUNCIL MEETING MINUTES

February 27, 2018

The Minutes of the City Council Meeting held on February 27, 2018 at 7:10 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
D. Boag, Acting General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
C. Carter, Director of Planning
D. Denton, Acting Corporate Officer
A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental Services
R. MacNair, Manager of Bylaw and Licensing Services
C. Balatti, Recreation Manager Health & Wellness

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***

300 ***APPROVAL OF THE AGENDA***

R/2018-112

It was moved and seconded

That the February 27, 2018 Council Meeting agenda be approved as circulated.

CARRIED

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

401 Minutes of the Special Council Meeting Minutes of February 13, 2018 and the Regular Meeting Minutes of February 13, 2018

R/2018-113

It was moved and seconded

That the minutes of the Special Council Meeting of February 13, 2018 and the Regular Council of February 13, 2018 be amended to indicate that Councillor Duncan chaired both meetings as Acting Mayor and that the minutes as amended be approved.

CARRIED

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

600 ***DELEGATIONS***

601 **Alouette River Management Society Annual Report (“ARMS”)**

- Greta Borick-Cunningham, Executive Director
- Ken Stewart, President, Board of Directors

Ms. Borick-Cunningham gave a PowerPoint presentation providing information on an upcoming ARMS fundraiser and highlighting 2017 activities including volunteer and community engagement, community education, environmental monitoring, partnerships and committees, core funding and other partnerships and project funding. She outlined the events and activities planned for 2018 such as the strategic plan and upcoming projects and programming.

Mr. Stewart thanked Maple Ridge Council for the continued support of ARMS programs. He advised on the progress being made on the initiative for a fish passage.

602 **Maple Ridge Pitt Meadows Community Services - Youth Wellness Centre**

- Alicia Erenli, Youth Wellness Centre – Program Coordinator/Site Lead
- Shelley Grogan, Director of Fund Development

Ms. Erenli gave a PowerPoint presentation providing information on the initiative for the development of the Youth Wellness Centre and its purpose, the selection of the centre as a host site for Foundry and the resulting

expansion of the centre. She thanked various agencies for their support and highlighted current areas of service.

Ms. Grogan provided information on what is being done to continue to build funding for the Foundry project and outlined funding received from outside agencies as well as initiatives being undertaken for additional funding.

603 Leisure Centre Accommodation Plan

- Christa Balatti, Recreation Manager Health & Wellness

The Recreation Manager of Health & Wellness gave a PowerPoint presentation providing a history of the leisure pool, outlining the project plan and the plan to accommodate users during renovations. She also provided information on the improvements to the pool through renovations and the communication plan to be put into place during the pool closure to assist residents.

650 *QUESTIONS FROM THE PUBLIC*

Kathy Pring

Ms. Pring asked whether Council has been engaged in conversation with BC Housing or the MLA's regarding the placement of modular housing since the last information session held in January.

Mayor Read advised that no information has been provided by BC Housing.

Ms. Pring referred to a rezoning application for Burnett Street and asked whether Council will ask BC Housing not to put in any type of housing in Maple Ridge should the rezoning application be rejected.

The Mayor stated she cannot speak for individual Councillors. She advised that no application has been received from BC Housing.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Development Agreements Committee Meetings

- February 13, 2018

701.2 Minutes of Committees and Commissions of Council

- Maple Ridge Community Heritage Commission
 - December 14, 2017
 - January 11, 2018

702 **Reports**

702.1 **Disbursements for the month ended January 31, 2018**

Staff report dated February 27, 2018 recommending that the disbursements for the month ended January 31, 2018 be received for information.

702.2 **2017 Council Expenses**

Staff report dated February 27, 2018 recommending that Council expenses recorded to the end of December, 2017 be received for information.

703 **Correspondence**

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

From the January 30, 2018 Closed Council Meeting

04.01 Appointment to the Board of Variance ("BOV")

04.02 Maple Ridge Social Policy Advisory Committee Membership –
 2018 Member Appointments

From the February 13, 2018 Closed Council Meeting

04.01 Environmental Advisory Committee Membership – 2018 Member
 Appointments

R/2018-114

It was moved and seconded

That Items 701.1, 701.2, 702.1, 702.2 and 704 on the "Items on Consent" agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 **BYLAWS**

Note: *Items 1001 to 1003 are from the February 20, 2018 Public Hearing*

Bylaws for Third Reading

Note: Councillor Shymkiw excused himself from discussion of Item 1001 at 8:13 p.m. due to conflict of interest.

- 1001 **2016-004-RZ, 13245 236 Street**
Maple Ridge Zone Amending Bylaw No. 7211-2016
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
Third reading

R/2018-115

It was moved and seconded

That Bylaw No. 7211-2016 be given third reading.

CARRIED

Note: Councillor Shymkiw returned to the meeting at 8:13 p.m.

- 1002 **2016-091-RZ, 14155 Marc Road**

- 1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7416-2017**
To amend Silver Valley Area Plan Figure 2 from Eco Cluster and Conservation to Conservation, Eco Cluster and Neighbourhood Park; to Amend Silver Valley Area Plan Figure 4: Trail/Open Space as shown; to Add to Conservation, Add to Neighbourhood Park, to Remove from Conservation and Add to Trail
Third reading

R/2018-116

It was moved and seconded

That Bylaw No. 7416-2017 be given third reading.

CARRIED

- 1002.2 **Maple Ridge Zone Amending Bylaw No. 7254-2016**
To rezone from A-2 (Upland Agricultural) to R-1 (Residential District) and R-2 (Urban Residential District) to permit a future subdivision of approximately 109 lots
Third reading

R/2018-117

It was moved and seconded

That Bylaw No. 7254-2016 be given third reading.

CARRIED

- 1003 **2018-022-RZ, Text Amendment**
Maple Ridge Zone Amending Bylaw No. 7428-2018
To prohibit the retail sale of cannabis
Third reading

R/2018-118

It was moved and seconded

That Bylaw No. 7428-2018 be given third reading.

CARRIED

Councillor Speirs - OPPOSED

Bylaws for Adoption

- 1004 **2016-244-RZ, 11184, 11154 and 11080 240 Street Housing Agreement**
Bylaw No. 7434-2018
To authorize the protection of 8 second storey rental housing units in
perpetuity
Adoption

R/2018-119

It was moved and seconded

That Bylaw No. 7434-2018 be adopted.

CARRIED

- 1005 **2017-242-RZ, Maple Ridge Zone Amending Bylaw No. 7394-2017**
To amend Part 2 Interpretation and Part 4 General Regulations of the
Maple Ridge Zoning Bylaw No. 3510 – 1985 to expand and regulate home
occupation opportunities to better support home occupations throughout
the City
Adoption

R/2018-120

It was moved and seconded

That Bylaw No. 7394-2017 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

Note: Item 1101 was withdrawn at the request of staff for further review and discussion.

1101 **2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4**

1102 **2017-432-RZ, 20234 Lorne Avenue, from RS-1 to RM-1**

Staff report dated February 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7398-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit development of approximately 5 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

R/2018-121

It was moved and seconded

That Bylaw No. 7398-2017 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

1103 **2017-473-RZ, 13616 and 13660 232 Street, RS-3 to RST-SV, R-3, R-1 and RS-1**

Staff report dated February 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7431-2018 to rezone from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse-Silver Valley), R-3 (Special Amenity Residential District), R-1 (Residential District) and RS-1 (One Family Urban Residential) to permit future development of approximately 10 street townhouse units and approximately 13 single family lots be given first reading and that the applicant provide further information as described on Schedules A through G and J of the Development Procedures Bylaw No. 5879-1999 along with information required for an Intensive Residential Development Permit and a Subdivision Application.

R/2018-122

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. 7431-2018 be given first reading; and

That the applicant provide further information as described on Schedules A through G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Community Emergency Preparedness Fund Grant Application

Staff report dated February 27, 2018 recommending that the Emergency Operations Centres & Training grant application be supported.

R/2018-123

It was moved and seconded

That the Emergency Operations Centres & Training grant application be supported.

CARRIED

1132 2018 Election – Appointment of Officers

Staff report dated February 27, 2018 recommending that Laura Benson, Corporate Officer be appointed as Chief Election Officer and that Tonya Polz be appointed as Deputy Chief Election Officer for the October 20, 2018 Maple Ridge general local election.

R/2018-124

It was moved and seconded

That pursuant to Section 58 (1) of the Local Government Act, Laura Benson, Corporate Officer be appointed Chief Election Officer for conducting the October 20, 2018 Maple Ridge general local election with power to appoint other election officials as required for the administration and conduct of the 2018 general local election; and further

That Tonya Polz be appointed Deputy Chief Election Officer for the October 20, 2018 Maple Ridge general local election.

CARRIED

Parks, Recreation & Culture

1151 Award of Contract - ITT-PL17-87: Maple Ridge Leisure Centre Upgrades

Staff report dated February 27, 2018 recommending that Contract ITT-PL17-87: Maple Ridge Leisure Centre Upgrades be awarded to Chandos Construction Ltd., that a contingency be established, that the Financial Plan be amended and that the Corporate Officer be authorized to execute the contract.

R/2018-125

It was moved and seconded

That contract ITT-PL17-87: Maple Ridge Leisure Centre Upgrades be awarded to Chandos Construction Ltd. in the amount of \$9,636,000.00 plus taxes;

That a contingency of 20% be established for this project;

That the Financial Plan be amended as set out in the report dated February 27, 2018 titled Award of

Contract – ITT-PL17-87: Maple Ridge Leisure Centre Upgrades; and

That the Corporate Officer be authorized to execute the contract.

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*** – 9:04 p.m.

N. Read, Mayor

Certified Correct

D. Denton, Acting Corporate Officer