

City of Maple Ridge

***COUNCIL MEETING MINUTES***

April 24, 2018

The Minutes of the City Council Meeting held on April 24, 2018 at 7:15 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.

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***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  
T. Thompson, Chief Financial Officer  
C. Carter, Director of Planning  
L. Benson, Corporate Officer  
A. Gaunt, Confidential Secretary

***Other staff as required***

L. Siracusa, Manager of Economic Development  
D. Pollock, Municipal Engineer  
D. Hall, Planner 2  
Y. Chu, Recreation Manager Arts & Community Connections  
M. Pym, Environmental Planner 1

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://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***

The agenda was amended to deal with Items 1151 and 1152 following 700 Items on Consent

300 ***APPROVAL OF THE AGENDA***

R/2018-218

It was moved and seconded

**That the agenda for the April 24, 2018 Regular Council Meeting be amended to deal with Items 1151 and 1152 following Section 700 Items on Consent and that the agenda be approved as amended.**

CARRIED

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

401 Minutes of the Special Council Meeting of April 10, 2018 and the Regular Council Meeting of April 10, 2018

R/2018-219

It was moved and seconded

**That the minutes of the Special Council Meeting of April 10, 2018 and the Regular Council Meeting of April 10, 2018 be adopted as circulated.**

CARRIED

402 Minutes of the Public Hearing of April 17, 2018

R/2018-220

It was moved and seconded

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

CARRIED

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

600 ***DELEGATIONS***

601 **Walking Together: Maple Ridge Cultural Plan**

- Patricia Huntsman, Culture & Communication

The Recreation Manager Arts & Community Connections introduced the 10 Year Cultural Plan Strategy on behalf of the Cultural Plan Task Group. She spoke on the work done during the development of the plan and acknowledged task group members.

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

- Key highlights of the plan and what sets the plan apart
- Definition of Cultural Planning and how it addresses the goals of the community
- Guiding principles identified by members of the community
- Strategic Priorities which include:
  - Connection, Capacity and Collaboration
  - Awareness and Visibility
  - Cultural Tourism and Creative Entrepreneurship
  - Youth and Family Arts
  - Indigenous Cultural Heritage and Arts
  - Multiculturalism and Social Inclusion
- Next steps in the process

**602 New Westminster & District Labour Council - Day of Mourning Presentation**

- Cherie Delaney

Ms. Delaney requested support and recognition of April 28, 2018 as the National Day of Mourning. She outlined the purpose of the Day of Mourning and highlighted education as the key to prevention of work place accidents. She provided information on the BC FED Health and Safety Centre and its partners and a project to engage schools in the Day of Mourning and education about rights pertaining to safety. Ms. Delaney highlighted the number of accidents occurring in BC and advised that the goal of the Health and Safety Centre is to reduce the number of deaths and injuries amount young workers. She also advised that bullying and harassment issues are being addressed in terms of prevention and outlined the debilitating impact of workplace bullying and harassment.

**603 Life Experience Viewpoints Presentation**

- A. Johnson
- D. Lucas

Ms. Johnson spoke on her life experiences and her battle with addiction. She spoke on choices she made which led her to 10<sup>th</sup> year of recovery. Ms. Johnson advised that should she have been offered free housing during her addiction and harm reduction as it is today she would not be here and that long term treatment offered to her provided the way to recovery. She expressed concern that what is being offered by Housing to date is not an adequate solution to the homeless addiction problem.

Ms. Lucas introduced herself as a resident of Maple Ridge and that she has been clean for 10 months. She also stated that she was around when the Cliff Avenue tent city started and advised that many of the original residents are no longer living. Ms. Lucas expressed concern that the promise of free housing with no rules or requirements has caused many persons with addictions to come to Maple Ridge and that policing is not adequate. Ms. Lucas advocated for rehab and proper detox rather than low barrier facilities for addicted persons who are homeless. She spoke to the negative impacts of shelters on those who are addicted. She wished to convey that enabling addicts does not work and what is currently being done is not working. She expressed concern with the impact of the proposed low barrier facilities on the downtown core.

Ms. Johnson advised she is currently a registered care aid working with seniors. She also advised on the fear felt by seniors when going out into the community and when active addicts are placed into seniors' rentals. She advocated on the behalf of seniors, children and business owners. Ms. Johnson spoke against methods currently used to deal with duly addicted and duly diagnosed persons and encouraged court mandated treatment. She reiterated her concern that the law is not being followed and that the motivation for persons who are addicted to receive help is currently not there.

## 650 **Questions from the Public**

### **Georgina**

Georgina identified herself as the proprietor of a restaurant in the Lougheed and Royal Crescent area. She is opposed to the proposed shelter locations slated for Burnett Street and Royal Crescent sites and the low barrier model chosen. She expressed concern with the recent influx of addicts into the City of Maple Ridge since the inception of Cliff Avenue and the impact on businesses, including her own. She spoke on the negative impact of low barrier shelters in other cities and on neighbourhoods. Georgina also expressed concern that no due process or consultation has been carried out for the proposed sites. She asked whether the Community Charter prohibits City council from publically calling out the Province and requested support from Council.

Mayor Read advised that City Council can speak out on the behalf of residents.

### **Speaker did not provide name and address verbally for the record**

The speaker asked whether BC Housing has been in contact about the Burnett Street location. Mayor Read advised that an application has been received within the last week. The speaker asked whether Council knew

when the application rezoning hearing will be. Mayor Read advised that Council has not yet heard from staff.

The speaker stated that the taxpaying citizens of Maple Ridge did not give permission to City Council to approve a proposed shelter and housing on Burnett Street. She asked whether the collateral damage of children being pricked by needles and the negative impact of seniors in the area will be discussed during the rezoning process.

**Bob Goos**

Mr. Goos expressed that as a taxpayer he gave permission to Council to support the proposals by BC Housing. He spoke on the Housing Action Plan endorsed in 2015 and asked whether a staff person to support and help expedite the processing of applications for rental, non-market and seniors housing and to expand City policy around those issues has been appointed and whether that person will be assisting with future projects.

The Director of Planning advised that an incentive report is currently being developed.

Mr. Goos asked whether a housing reserve fund to assist with development of non-market housing for special needs groups and others has been established.

The Director of Planning advised on plans to allocate Community Amenity Contributions toward a housing reserve fund.

**Chris Bossley**

Ms. Bossley provided a list of the numbers of temporary modular housing units to be constructed in various communities in BC by BC Housing.

She asked why Maple Ridge Council has not welcomed BC Housing's proposal for 55 units of modular housing to house some homeless citizens.

Mayor Read advised that positions on housing initiatives among Maple Ridge Council have been well stated.

**Local Business Owner of daycare centre on 225 Street and North Road – the speaker did not provide name and address verbally for the record**

The speaker spoke on the success of her day care business and the work put in to bring about success despite the location being close to tent city. She advised that since the announcement of proposed modular housing in close vicinity to her daycare, parents are threatening to leave and new parents are not coming in.

She asked that when her daycare goes out of business because parents do not want their kids close to modular housing and issues such as needles in the parking lot which she is already dealing with worsen, who will support her family, who will pay her lease and who will pay her lawyer when the landlord sues for breach of contract.

The speaker stated that although she is for housing, the location between a daycare and a seniors' facility is not appropriate.

Mayor Read advised that Council has not been consulted on the Royal Crescent site and that it is important to speak with local MLA's.

**Dave Mussalem**

Mr. Mussalem identified himself as the previous owner of the Royal Crescent property. He advised that he had not been aware that the company buying the property was the BC Government. He stated he did not agree with the location chosen by BC Housing and expressed concern for the downtown core and the local businesses. Mr. Mussalem felt more police protection should be offered and that a better solution reached. He asked Council not to fold on the Royal Crescent site.

R/2018-221

It was moved and seconded

**That the Questions from the Public session be extended by 15 minutes.**

CARRIED

Councillor Robson – Opposed

**Rose-Marie Bordeleau**

Mr. Bordeleau advised that a group has been out a number of 12 times and that a petition numbers are above 7000.

**Tessa Carlson**

Ms. Carlson expressed concern with number of issues being dealt with in the 119 and 222 Street area. She feels every person in Maple Ridge should be cared for however those involved in illegal activities should be removed. She advocated for facilities where those addicted to drugs can be helped through counselling and learning how to get back into society.

**Lisa Galeslout – Site Manager of Rosewood Cottage**

Ms. Galeslout identified some of the residents of Rosewood Cottage as seniors with low incomes and who have addiction and homelessness in their past. She expressed the concern of the seniors about the influence of a low barrier shelter next to them and advised that there are residents and family members of current residents who will leave the cottage due to

concerns related to the proposed modular housing. Ms. Galesloot asked whether an impact study can be done and expressed that the location is not appropriate. She also expressed concern that as the existing house on the property is being moved and that the decision has already been made.

Mayor Read provided clarification on moving of the house currently on the property. She advised that this site is a provincial choice and is not coming before City Council.

**Larry Toombs**

Mr. Toombs expressed concern with the escalation of the homeless and addiction problem in the community and the degrading of the downtown core as these issues become more prevalent. He is not against shelters for people in need however he is opposed to the proposed low barrier shelters. Mr. Toombs stated that residents expect leadership from both Council and the Provincial Government and do not expect a dictatorship.

**Speaker did not provide name and address verbally for the record**

The speaker referred to research done on the number of needles distributed in the Tri Cities. She expressed concern that once low barrier shelters are brought in, such decisions cannot be reversed. She also expressed concern that the residents of Maple Ridge are not being heard and asked for Council's help to stand up for residents and help build a better community.

**Kim Engle**

Ms. Engle asked how long it normally takes to get a demolition permit or a moving permit.

The General Manager of Public Works and Development advised on the timeline for a demolition permit.

Ms. Engle asked whether BC Housing is asking for the removal of the house to be fast tracked.

**Terry Wilkinson**

Ms. Wilkinson identified herself as a resident of Mission, BC and as an outreach worker and a person who works on the streets. She spoke to a model which can work to help with the homeless issue and referred to a video provided to Council. She offered to present before Council to provide further information.

Note: The meeting was recessed at 8:05 p.m. to deal with the Mayor's request that a resident leave the meeting due to inappropriate behaviour and was reconvened at 8:11 p.m. Councillor Duncan was not in attendance when the meeting reconvened.

**Nick – resident did not verbally provide last name for the record**

Nick asked whether it was up to City Council to approve the rezoning of a lot which has been bought by the Province.

Mayor Read advised that the Province is not coming before Council for rezoning of the Royal Crescent property and that they are coming before Council for the rezoning of the Burnett Street site.

Nick asked for an explanation of why the Province can move forward with the Royal Crescent property. Mayor Read advised that the Province can waive the requirement for rezoning as they are a higher level of government.

Nick asked whether any Council members live near or know anyone who lives near the Royal Crescent site and whether all Council members have thought of what they intend to do next year for a career when elections come up.

R/2018-222

It was moved and seconded

**That the Questions from the Public session be extended by 15 minutes.**

DEFEATED

Mayor Read, Councillor Masse, Councillor Robson,  
Councillor Speirs – OPPOSED

Note: Councillor Duncan joined the meeting at 8:15 p.m.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meeting of April 3 and April 10, 2017

701.2 Minutes of Committees and Commissions of Council

- Agricultural Advisory Committee – March 1, 2018
- Community Heritage Commission – March 8, 2018

702 **Reports**

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

Staff report dated April 24, 2018 recommending that the disbursements for the month ended March 31, 2018 be received for information.

703 **Correspondence** – Nil

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

*From the April 10, 2018 Closed Council Meeting*

Item 04.02 BC Hydro Statutory Right of Way – 11400 Cottonwood Drive

R/2018-223

It was moved and seconded

**That Items 701.1, 701.2, 702.1 and 704 on the “Items for Consent” agenda be received into the record.**

CARRIED

Note: Items 1151 and 1152 were dealt with following Item 700 Items on Consent agenda.

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Note: Item 1001 is from the April 17, 2018 Public Hearing

**Bylaws for Third Reading**

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

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018**  
To amend Schedule “A”, Chapter 10.4 Town Centre Area Plan, Schedule 1:  
from Low-Rise Apartment to Town Centre Commercial  
Third reading

R/2018-224

It was moved and seconded

**That Bylaw No. 7436-2018 be given third reading.**

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7316-2017**

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.

Third reading

R/2018-225

It was moved and seconded

**That Bylaw No. 7316-2017 be given third reading.**

CARRIED

**Bylaws for Second and Third Reading**

1002 **Maple Ridge Soil Deposit Regulation Bylaw No. 7412-2017**

Staff report dated April 24, 2018 recommending second and third reading

To regulate the deposit of soil and other material in order to protect residents, public infrastructure, agricultural lands and the City's natural resources

Second and third reading

The Environmental Planner gave a PowerPoint presentation providing the following information:

- An update on the consultation process
- Council Endorsed Consultation Process outline

R/2018-226

It was moved and seconded

**That Bylaw No. 7412-2017 be given second and third reading.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101 **2017-385-DVP, 11907 228 Street**

Staff report dated April 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-385-DVP to vary front yard setbacks above a second storey, exterior and interior side yard setbacks above a third storey and required parking from 126 stalls to 113 stalls to permit a mixed use building of office uses and affordable rental housing.

R/2018-227

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-385-DVP respecting property located at 11907 228 Street.**

CARRIED

1102 **2018-136-DVP, 28184 96 Avenue**

Staff report dated April 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-136-DVP to reduce required asphalt width for a rural local road to permit construction of a single family dwelling.

R/2018-228

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2018-136-DVP respecting property located at 28184 96 Avenue.**

CARRIED

1103 **2018-138-DVP, 24705 108 Avenue**

Staff report dated April 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-138-DVP to reduce the 108 Avenue Local Street, Rural standard asphalt wide requirement to permit a detached garden suite.

R/2018-229

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2018-138-DVP respecting property located at 24705 - 108 Avenue.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 Maple Ridge Fire Hall No. 4 & Training Centre**

Staff report dated April 24, 2018 recommending approval of an increase to the existing architectural consulting services contract with Johnston Davison Architecture & Planning Inc., an increase to the contract contingency, that the Corporate Officer be authorized to execute the contract amendment and that the Financial Plan Bylaw be amended to reflect updated costs for Maple Ridge Fire Hall No. 4 & Training Centre.

R/2018-230

It was moved and seconded

- 1. That an increase to the existing architectural consulting services contract with Johnston Davidson Architecture & Planning Inc. by \$333,300 and an increase to the contract contingency by \$66,600 be approved, that the Corporate Officer be authorized to execute the contract amendment; and further**
- 2. That the Financial Plan Bylaw be amended to reflect the updated costs for Maple Ridge Fire Hall No. 4 & Training Centre.**

CARRIED

**1132 2018 Tax Rate Bylaws – Albion Dyking District and Maple Ridge Road 13 Dyking District**

Staff report dated April 24, 2018 recommending that Albion Dyking District Tax Rates Bylaw No. 7439-2018 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7440-2018 be given first, second and third readings.

R/2018-231

It was moved and seconded

**That Albion Dyking District Tax Rates Bylaw No. 7439 -2018 be given first, second and third readings; and**

**That Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7440-2018 be given first, second and third readings.**

CARRIED

**1133 2018-2022 Financial Plan Amending Bylaw**

Staff report dated April 24, 2018 recommending that Maple Ridge 2018-2022 Financial Plan Amending Bylaw No. 7452-2018 be given first, second and third readings.

The Chief Financial Officer reviewed the staff report. He gave a PowerPoint presentation providing information on existing and proposed property taxes.

R/2018-232

It was moved and seconded

**That Bylaw No. 7452-2018 be given first, second and third readings.**

CARRIED

**1134 Maple Ridge 2018 Property Tax Rates Bylaw**

Staff report dated April 24, 2018 recommending that Maple Ridge 2018 Property Tax Rates Bylaw No. 7453-2018 be given first, second and third readings.

R/2018-233

It was moved and seconded

**That Bylaw No. 7453-2018 be given first, second and third readings.**

CARRIED

**Parks, Recreation & Culture**

Note: Items 1151 and 1152 were dealt with following Item 700 Items on Consent

**1151 Walking Together: Maple Ridge Cultural Plan**

Staff report dated April 24, 2018 recommending that the Walking Together: Maple Ridge Cultural Plan be endorsed and that a report with a proposed Cultural Plan implementation framework be developed with community stakeholders.

R/2018-234

It was moved and seconded

**That the Walking Together: Maple Ridge Cultural Plan be endorsed; and further**

**That staff report back with a proposed Cultural Plan implementation framework developed with community stakeholders.**

CARRIED

**1152 Mussallem Residence Donation**

Staff report dated April 24, 2018 recommending the acceptance of the Mussallem Residence for relocation to the Maple Ridge Cemetery along with a donation from BC Housing and an additional donation from an anonymous donor.

The General Manager of Parks, Recreation & Cultural Services clarified why relocation of the house to museum lands is not possible and provided further information on the donation and relocation of the Mussallem residence

R/2018-235

It was moved and seconded

**That staff be directed to accept the Mussallem Residence for relocation to the Maple Ridge Cemetery along with a \$250,000.00 contribution from BC Housing and an additional \$100,000.00 from an anonymous donor.**

CARRIED

**1153 Award of Contract: Samuel Robertson Technical Secondary School Field Civil Works**

Staff report dated April 24, 2018 recommending that Contract ITT-PL18-25: Civil Works in preparation for the installation of a new synthetic sports field surface for Samuel Robertson Technical Secondary School be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized, that the next Financial Plan Bylaw amendment include a draw from the Lifecycle Reserve the fund the synthetic turf replacement and that the Corporate Officer be authorized to execute the contract.

R/2018-236

It was moved and seconded

**That Contract ITT-PL18-25: Civil Works in preparation for the installation of a new synthetic sports field surface for Samuel Robertson Technical Secondary School be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$334,400.00 plus taxes, as well as a contingency of \$65,000 be authorized; and**

**That the next Financial Plan Bylaw amendment include a draw of \$399,400.00 from the Lifecycle Reserve to fund the civil works and**

**contingency for the synthetic turf replacement at Samuel Robertson Technical Secondary School, and further**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

**1154 Karina LeBlanc Field – Contingency**

Staff report dated April 24, 2018 recommending that an increase in the Karina LeBlanc field construction contingency to address site conditions be authorized and that the contingency be funded from gaming reserves/parks infrastructure.

R/2018-237

It was moved and seconded

**That the Karina LeBlanc field construction budget be increased by \$219,500.00 plus taxes to complete the project; and further**

**That the budget increase be funded from the Parks Infrastructure Reserve Fund.**

CARRIED

**Administration**

**1171 Tourism Strategy**

Staff report dated April 24, 2018 recommending that the Tourism Strategy for the City of Maple Ridge be adopted.

R/2018-238

It was moved and seconded

**That the Tourism Strategy attached to the report dated April 24, 2018 be adopted.**

CARRIED

**1172 Tourism Advisory Committee (“TAC”)**

Staff report dated April 24, 2018 recommending that Terms of Reference for a Tourism Advisory Committee be endorsed and that a draft bylaw to establish a Tourism Advisory Committee be brought forward at a future Council meeting.

R/2018-239

It was moved and seconded

**That the terms of reference for a Tourism Advisory Committee (“TAC”) be endorsed, and**

**That the draft Bylaw to establish a Tourism Advisory Committee be brought forward for consideration at a future Council meeting.**

CARRIED

**Other Committee Issues**

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS***

1500 ***ADJOURNMENT*** – 9:08 p.m.

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N. Read, Mayor

Certified Correct

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L. Benson, Corporate Officer