

City of Maple Ridge

COUNCIL MEETING MINUTES

May 8, 2018

The Minutes of the City Council Meeting held on May 8, 2018 at 7:04 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
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
L. Benson, Director of Corporate Administration
A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental Services
D. Pollock, Municipal Engineer
R. MacNair, Manager of Bylaw and Licensing Services
M. Baski, Planner 1

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***

Items 1101 2018-071-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve and 1110 Award of Contract: ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road) were withdrawn from the agenda.

300 ***APPROVAL OF THE AGENDA***

R/2018-248

It was moved and seconded

That the agenda for the May 8, 2018 Council Meeting be amended with the withdrawal of Item 1101 and Item 1110 and be adopted as amended.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES*** – Nil

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

600 ***DELEGATIONS***

601 **Maple Ridge Community Heritage Commission (“CHC”)
- Brenda Smith, Chair**

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

- Volunteer Hours donated in 2017
- Priorities and progress made with the Heritage Plan
- Goals and accompanying actions forming the implementation plan
- 2018 Business Plan
- Communications strategy
- Heritage Incentives
- Projects and Programs
- Heritage Week 2018

602 **Burnett Street Neighbours**

Rose-Marie Bordeleau

Ms. Bordeleau advised on a petition and the number of signatures collected at the Home Show pertaining to the proposed Burnett Street shelter.

Ahmed Yousef

Mr. Yousef compared the proposed Burnett Street shelter to a facility at 3030 Gordon in Coquitlam and outlined problems currently being experienced by residents in the vicinity of that facility. He spoke on the differences between 3030 Gordon and Burnett Street in terms of neighbourhood and advised on results brought forward by an emergency task force established in Coquitlam as a result of issues with the facility on Gordon Street.

650 ***QUESTIONS FROM THE PUBLIC***

Eric O'Connor

Mr. O'Connor referred to the May 1, 2018 Council Meeting and a discussion on consultation. He expressed concern that people don't understand what consultation is and asked at what point in the time the City or Council authorize a committee for Maple Ridge to deal with the homeless issue.

Mr. O'Connor asked whether a committee struck by former MLA's was the committee fined for BC Elections violations and felt that a committee struck by Council should be formed.

Chris Bossley

Ms. Bossley asked whether a letter from Council asking BC Housing to engage in public consultation prior to commencement of the construction of the temporary modular housing facility on Royal Crescent obliges BC Housing to engage in additional public consultation over and above information sessions already held. She also asked if the petition distributed to Council earlier in the evening will have any impact on the development of the temporary modular housing facility on Royal Crescent and whether these actions will serve to indefinitely prolong the existence of Anita Place tent city by delaying construction of housing units to house those currently at Anita Place.

Bob Goos

Mr. Goos referred to a petition which was said to be coming to City Council and asked if that petition will go to the local MLAs. He expressed concern with the method by which signatures for the petition were being collected and asked whether there is a process in place for verifying signatures.

Mr. Goos expressed that the construction of the temporary modular facility and the proposed Burnett Street shelter will bring in jobs in various different fields. He asked if Council feels that this is a reason to argue for these construction projects.

Lynn Mather

Ms. Mather expressed concern with the method by which signatures were collected for a petition. She asked if petitions are checked ascertain whether a person has signed only once, whether signatures from persons from out of town are accepted, if minors can sign a petition and if signatures are witnessed. Ms. Mather also expressed concern that some residents cited discomfort when being asked by a landlord to sign a petition

Sheila Symthe

Ms. Symthe expressed concern that the proposed facility for Royal Crescent was planned without a sufficient participatory process and that residents from Anita Place did not wish to move into such a facility and spoke on the negative aspects of low barrier shelters. Ms. Symthe asked if Council is amenable to helping facilitate an open participatory brainstorming session to help find a better way.

Nathan Sands

Ms. Sands stated that the issue of drugs being supplied has not been discussed. He asked why gangs in the City which supply drugs have not been a topic of discussion.

Elizabeth Taylor

Ms. Taylor asked when the City handed the consultation process over to the Province. She referred to Councillor Bell's request to the Province for further consultation. She expressed concern that this is a delaying tactic and expressed concern that any neighbourhood will not wish to move forward with having a shelter in their area. Ms. Taylor advised on shelters being constructed in other cities similar to Maple Ridge and expressed concern that as the process goes on, more people will die on the streets. She also expressed concern that businesses are not coming to Maple Ridge as a result of negative media around homeless persons.

R/2018-249

It was moved and seconded

That the Questions from the Public session be extended for 15 minutes.

CARRIED

Graham Mowatt

Mr. Mowatt stated that concern over the proposed Burnett Street shelter has little to do with housing and homelessness and everything to do with the safety of residents in that crime and drug use goes up in neighbourhoods located around shelters. He expressed concern that Anita Place will not dissolve despite a facility being built on Burnett Street and modular housing being construction. He encouraged Council to turn down the Burnett Street site.

Kathryn Wahamaa

Ms. Wahamaa asked if Council will care about the most vulnerable people in the community. She believes that enough consultation has been carried out and spoke on methods available to deal with persons with homelessness and addiction issues. She expressed concern with a petition circulated at the Home Show and asked Council to be at their most compassionate when dealing with the petition.

Speaker did not provide name and address verbally for the record

The speaker asked where statistical information that shows that low barrier housing or Housing First is an effective means of improving the longevity, the health and the productiveness of the persons with these afflictions.

Wendy McRae

Ms. McRae spoke to her history with addiction and others with addictions. She expressed that many persons she knew would be dead if placed in a low barrier shelter. She asked where persons who are addicted to drugs get their money from.

Speaker did not provide name and address verbally for the record

The speaker referred to comments made by Mayor Read and Councillor Speirs at previous Council Meetings pertaining to the proposed Burnett Street facility and questioned the comments made. She asked if Council will vote against the Burnett Street application.

Note: The meeting was recessed at 8:04 p.m. Mayor Read asked that Council Chambers be cleared. The meeting was reconvened at 8:25 p.m. and the Questions from the Public session resumed.

Mayor Read outlined the process involved in the Burnett Street application.

Gail Finnson

Ms. Finnson asked if Council and any members of the audience have spoken to anyone at Anita Place to ask about their history. She encouraged all to be more informed about the past of the persons in the camp.

Speaker did not provide name and address verbally for the record

The speaker felt that the community is dealing with persons with addictions. She asked where the Ministry of Health is and expressed that health has to come before housing. She asked that Mayor and Council advocate for the involvement of the Ministry of Health. She feels that the issue is not just housing rather that the root of the problem is addiction.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of April 16, 17, 24 and May 1, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Maple Ridge Advisory Design Panel – March 21, 2018
- Public Art Steering Committee – January 30, 2018

702 **Reports**

702.1 **2018 Council Expenses**

Staff report dated May 8, 2018 providing an update for Council expenses recorded to date.

703 **Correspondence** – Nil

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

R/2018-250

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **2018-084-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164
Lougheed Highway, RS-1 to RM-2
- Reconsideration of a motion according to the Community Charter, Section
131**

Reconsideration of the following motion from the staff report dated April 10, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7449-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for future development of a four to five storey apartment building with approximately 120 to 150 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

R/2018-251

It was moved and seconded

1. That Bylaw No. 7449-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

R/2018-252

It was moved and seconded

That first reading of Bylaw No. 7449-2018 be deferred until the intersection of 222 Street and Lougheed Highway is designed.

MOTION TO DEFER CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

900 ***CORRESPONDENCE*** - Nil

1000 ***BYLAWS***

Bylaws for Adoption

1001 **11907 228 Street Housing Agreement Bylaw No. 7447-2018**

To allow the City of Maple Ridge to enter into a housing agreement for 19907 228 Street to secure units as below-market rental housing in perpetuity
Adoption

R/2018-253

It was moved and seconded

That Bylaw No. 7447-2018 be adopted.

CARRIED

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

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

R/2018-254

It was moved and seconded

That Bylaw No. 7412-2017 be adopted.

CARRIED

1003 Maple Ridge 2018 Tax Rates Bylaws

1003.1 Albion Dyking District Tax Rates Bylaw No. 7439-2018

To allow for dyke maintenance and improvements and equipment repair and maintenance
Adoption

R/2018-255

It was moved and seconded

That Bylaw No. 7439-2018 be adopted.

CARRIED

1003.2 Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7440-2018

To allow for dyke maintenance and improvements and equipment repair and maintenance
Adoption

R/2018-256

It was moved and seconded

That Bylaw No. 7440-2018 be adopted.

CARRIED

1004 Maple Ridge 2018-2022 Financial Plan Amending Bylaw No. 7452-2018

To amend the 2018-2022 Financial Plan Bylaw
Adoption

R/2018-257

It was moved and seconded

That Bylaw No. 7452-2018 be adopted.

CARRIED

1005 Maple Ridge 2018 Property Tax Rates Bylaw No. 7453-2018

To establish property tax rates for Municipal and Regional District purposes for the year 2018
Adoption

R/2018-258

It was moved and seconded

That Bylaw No. 7453-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

Note: Item 1101 was withdrawn at the request of the applicant.

1101 **2018-071-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve**

1102 **2018-093-RZ, 11780 Burnett Street, RS-1 to RT-1**

Staff report dated May 8, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7450-2018 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

R/2018-259

It was moved and seconded

That Bylaw No. 7450-2018 be given first reading; and

That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879–1999.

CARRIED

1103 **2018-122-RZ, 12419 Garibaldi Street, RS-3 to RS-2**

Staff report dated May 8, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7451-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit the creation of one additional lot be given first reading and that the applicant provide further information as described on Schedules B, E and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a subdivision application.

R/2018-260

It was moved and seconded

That Bylaw No. 7451-2018 be given first reading; and

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

CARRIED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

1104 **2015-318-RZ, 11650 224 Street, RS-1 and C-3 to RM-2**

Staff report dated May 8, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017 to redesignate a portion of the site from Ground Oriented Multi-Family to Low-Rise Apartment be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7198-2015 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to RM-2 (Medium Density Apartment Residential) to permit construction of a 130 unit multi-family building be given second reading and be forwarded to Public Hearing.

R/2018-261

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 Bylaw No. 7329-2017 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 Bylaw No. 7329-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3) **That it be confirmed that Bylaw No. 7329-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) **That Bylaw No. 7329-2017 be given first and second readings and be forwarded to Public Hearing;**
- 5) **That Zone Amending Bylaw No. 7198-2015 be given second reading, and be forwarded to Public Hearing;**
- 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) **Approval from the Ministry of Transportation and Infrastructure;**

- iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
- iv) Road dedication on Fraser Street and 224th Street as required;
- v) Consolidation of the subject properties;
- 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 protecting the Visitor Parking;
- viii) Registration of a Restrictive Covenant for Stormwater Management
- ix) That a voluntary contribution, in the amount of \$3100.00 per unit for a total of \$403,000.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2017-385-DP, 11907 228 Street

Staff report dated May 8, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-385-DP to permit construction of a mixed use building combining office space and below market rental housing units.

R/2018-262

It was moved and seconded

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

CARRIED

1106 Repeal of Maple Ridge Soil Deposit Fee Bylaw No. 4570-1991

Staff report dated May 8, 2018 recommending that Maple Ridge Soil Deposit Fee Bylaw No. 4570-1991 be repealed.

R/2018-263

It was moved and seconded

That Bylaw No. 4570-1991 be repealed.

CARRIED

1107 Maple Ridge Ticket Information Utilization Amending Bylaw

Staff report dated May 8, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7456-2018 to amend the fine schedule to coincide with the amendments to the Maple Ridge Soil Deposition Regulation Bylaw be given first, second and third readings.

R/2018-264

It was moved and seconded

That Bylaw No. 7456-2018 be given first, second and third readings.

CARRIED

1108 Silver Valley Brewing Co. Ltd. Liquor License Amendment Application – Increase in Seating Capacity

Staff report dated May 8, 2018 recommending that the application by Silver Valley Brewing Co. Ltd. located at 104-11952 224 Street, Maple Ridge, BC for an increase in their seating capacity be approved and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with legislative requirements.

R/2018-265

It was moved and seconded

- 1. That the application by Silver Valley Brewing Co. Ltd. located at #104 – 11952 224 Street Maple Ridge, BC for an increase in their seating capacity as an amendment to Liquor License No. 307546, be approved based on the information contained in the Council report dated May 8, 2018.**
- 2. That a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.**

CARRIED

1109 Award of Contract: ITT-EN18-10: 287 Street at 123 Avenue Bridge Replacement

Staff report dated May 8, 2018 recommending that Contract ITT-EN18-10: 287 Street at 123 Avenue Bridge Replacement be awarded to Seismic 2000 Construction Ltd.; that the Financial Plan be amended to increase project funding from Infrastructure Sustainability – Roads Fund; 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/2018-266

It was moved and seconded

That Contract ITT-EN18-10: 287 Street at 123 Avenue Bridge Replacement be awarded to Seismic 2000 Construction Ltd. in the amount of \$408,213.00 excluding taxes; and

That the Financial Plan be amended to increase project funding by \$110,500.00 from Infrastructure Sustainability – Roads Fund; and

That a contract contingency of \$40,820.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Note: Item 1110 was withdrawn.

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

1111 Award of Contract: ITT-EN18-32: Foreman Drive at 232 Street PRV and Flow Meter Station

Staff report dated May 8, 2018 recommending that Contract ITT-EN18-32: Foreman Drive at 232 Street PRV and Flow Meter Station be awarded to Webbco Industrial Ltd.; that a contract contingency be approved for unforeseen items and that the Corporate Officer be authorized to execute the contract.

R/2018-267

It was moved and seconded

That Contract ITT-EN18-32: Foreman Drive at 232 Street PRV and Flow Meter Station, be awarded to Webbco Industrial Ltd. in the amount of \$384,600.00 excluding taxes; and

That a contract contingency of \$39,000 be approved for unforeseen items; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2017 Consolidated Financial Statements

Staff report dated May 8, 2018 recommending that the 2017 Financial Statements be accepted.

R/2018-268

It was moved and seconded

That the 2017 Financial Statements be accepted.

CARRIED

Parks, Recreation & Culture – Nil

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 – 8:58 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer