

COUNCIL MEETING MINUTES

July 25, 2017

PLEASE NOTE:
*These minutes are
subject to adoption
by City Council*

The Minutes of the City Council Meeting held on July 25, 2017 at 7:13 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

E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development Services
B. Elliott, Acting Director of Planning
L. Darcus, Manager of Legislative Services
A. Gaunt, Confidential Secretary

Other staff as required

D. Hall, Planner 2
S. Judd, Acting Municipal Engineer
C. Goddard, Manager of Development and Environmental Services
M. Baski, Planner 1
C. Chan, 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

Note: Councillor Bell not at in attendance at the start of the meeting

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Addition of the following:

- Item 601 Downtown Maple Ridge Business Improvement Association Update, Ineke Boekhorst, Executive Director
- Item 901 Alouette River Management Society ("ARMS") – Request for Support

- Item 1154 Award of Contract for Merkley Park Synthetic Field Carpeting (Karina LeBlanc Field)
- Item 1155 Award of Contract for Merkley Park Synthetic Field Construction (Karina LeBlanc Field)
- Item 1156 Award of for Synthetic Field Design Services – Arthur Peake/Golden Ears and Telosky Stadium/Thomas Haney Secondary Sites

300 ***APPROVAL OF THE AGENDA***

R/2017-328

It was moved and seconded

That the July 25, 2017 agenda be amended with the additions of Item 601 Downtown Maple Ridge Business Improvement Association Update, Ineke Boekhorst, Executive Director; Item 901 Alouette River Management Society (“ARMS”) – Request for Support; Item 1154 Award of Contract for Merkley Park Synthetic Field Carpeting (Karina LeBlanc Field); Item 1155 Award of Contract for Merkley Park Synthetic Field Construction (Karina LeBlanc Field); Item 1156 Award of for Synthetic Field Design Services – Arthur Peake/Golden Ears and Telosky Stadium/Thomas Haney Secondary Sites and be approved as amended.

CARRIED

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

401 Minutes of the Regular Council Meeting of July 11, 2017

R/2017-329

It was moved and seconded

That the minutes of the Regular Council Meeting of July 11, 2017 be adopted as circulated.

CARRIED

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

Note: Councillor Bell joined the meeting at 7:15 p.m.

600 ***DELEGATIONS***

- 601 **Downtown Maple Ridge Business Improvement Association (“BIA”)**
 • **Ineke Boekhorst, Executive Director**

Ms. Boekhorst gave a PowerPoint presentation providing an update on the work done by the Downtown Maple Ridge Business Improvement Association. She advised on partnerships such as the façade improvement project between the BIA and the City of Maple Ridge and highlighted events hosted by the BIA such as the Canada Market, Pianos on the Street and Earth Day. Ms. Boekhorst outlined programs held and improvements made to encourage shopping in the downtown core area. She thanked member businesses and the City for participation and contributions.

700 ***ITEMS ON CONSENT***

701 **Minutes**

- 701.1 Minutes of Meetings of Committees and Commissions of Council
 • Environmental Advisory Committee – June 14, 2017

702 **Reports**

702.1 **Disbursements for the month ended June 30, 2017**

Staff report dated July 25, 2017 recommending that the disbursements for the month ended June 30, 2017 be received for information.

702.2 **2017 Council Expenses**

Staff report dated July 25, 2017 providing an update on Council expenses to the end of June 2017.

702.3 **Maple Ridge-Pitt Meadows Arts Council – Bylaw Amendment Update**

Staff report dated July 25, 2017 providing information on proposed changes to the bylaws of the Maple Ridge and Pitt Meadows Arts Council Society.

R/2017-330

It was moved and seconded

That Items 701.1, 702.1, 702.2 and 702.3 on the “Items on Consent” agenda be received into the record.

CARRIED

703 **Correspondence** – Nil

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

800 **UNFINISHED BUSINESS**

900 **CORRESPONDENCE**

901 **Alouette River Management Society (“ARMS”) – Request for Support**

E-mail from Greta Borick-Cunningham, Executive Director, Alouette River Management Society dated July 22, 2017 requesting a letter of support from the City of Maple Ridge for an ARMS funding application for a BC Community Gaming grant.

R/2017-331

It was moved and seconded

That a letter of support from the City of Maple Ridge for a Alouette River Management Society (“ARMS”) funding application for a BC Community Grant be provided to the Licensing and Grants Division of the Ministry of Public Safety & Solicitor-General.

CARRIED

1000 **BYLAWS**

Note: Items 1001 to 1006 are from the July 18, 2017 Public Hearing

Bylaws for Third Reading

1001 **2016-219-RZ, 12258 228 Street**
Maple Ridge Zone Amending Bylaw No. 7261-2016
To rezone from RS-1 (One Family Urban Residential) to R-3
(Special Amenity Residential District) to permit a future 3 lot subdivision
Third reading

R/2017-332

It was moved and seconded

That Bylaw No. 7261-2016 be given third reading.

CARRIED

- 1002 **2016-223-RZ, 20434 Chigwell Street**
 Maple Ridge Zone Amending Bylaw No. 7273-2016
 To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future 2 lot subdivision
 Third reading

R/2017-333

It was moved and seconded

That Bylaw No. 7273-2016 be given third reading.

CARRIED

- 1003 **2016-240-RZ, 22638 119 Avenue and 22633 Selkirk Avenue**

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7342-2017**
 To amend Schedule "B" of the Official Community Plan from Medium and High-Rise Apartment to Town Centre Commercial
 Third reading

R/2017-334

It was moved and seconded

That Bylaw No. 7342-2017 be given third reading.

CARRIED

- 1003.2 **Maple Ridge Zone Amending Bylaw No. 7262-2016**
 To rezone from RS-1 (One Family Urban Residential) to C-3 (Town Centre Commercial) to permit the future construction of three mixed use commercial residential six storey buildings
 Third reading

R/2017-335

It was moved and seconded

That Bylaw No. 7262-2016 be given third reading.

CARRIED

- 1004 **2014-106-RZ, 23882 Dewdney Trunk Road**
 Maple Ridge Zone Amending Bylaw No. 7125-2014
 To rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately 11 lots
 Third reading

R/2017-336

It was moved and seconded

That Bylaw No. 7125-2014 be given third reading.

CARRIED

1005 2016-352-RZ, 23004 Dewdney Trunk Road

1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016

To amend Schedule "B" of the Official Community Plan from Urban Residential to Commercial

Main Motion

R/2017-337

It was moved and seconded

That Bylaw No. 7288-2016 be given third reading.

Motion to defer

R/2017-338

It was moved and seconded

That Bylaw No. 7288-2016 and Bylaw No. 7289-2016 be deferred.

CARRIED

Councillor Robson - OPPOSED

Note: Item 1005.2 was deferred as part of the motion to defer Bylaw No. 7288-2016

1005.2 Maple Ridge Zone Amending Bylaw No. 7289-2016

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above

Third reading

1006 2016-448-CP, Area 1: 256 Street Lands, Area 2: Lougheed Lands

**1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016
(Area 1: 256th Street Lands)**

To re-designate the properties identified as Area 1: 256th Street Lands from Suburban Residential, Rural Resource, and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential, Industrial Reserve and Rural Resource and to introduce a new Industrial Reserve land use designation for the Official Community Plan

Third reading

R/2017-339

It was moved and seconded

That Bylaw No. 7299-2016 be given third reading.

CARRIED

**1006.2 Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017
(Area 2: Lougheed Lands)**

To re-designate the properties identified as Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential, to expand the Albion Industrial Area for an Industrial (Business Park category) future, to re-designate four parcels located near 240 Street and the Lougheed Highway to Commercial and to identify that certain residential properties along River Road, south of the Lougheed Highway, are to be re-designated to Rural Residential

Third reading

R/2017-340

It was moved and seconded

That Bylaw No. 7335-2017 be given third reading.

Point of Order

Councillor Robson requested a separate vote on lands located to the north of the Lougheed Highway and lands located to the south of the Lougheed Highway as outlined in Bylaw No. 7335-2017.

1006.2.1

R/2017-341

It was moved and seconded

That Bylaw No. 7335-2017 be given third reading with the inclusion of only the lands in Area 2 located to the north of the Lougheed Highway and to the east and west of Kwantlen First Nation.

CARRIED

1006.2.2

R/2017-342

It was moved and seconded

That Bylaw No. 7335-2017 be given third reading with inclusion of the lands in Area 2 located to the south of the Lougheed Highway.

CARRIED

Councillor Bell, Councillor Masse, Councillor Robson - OPPOSED

Bylaws for Adoption

- 1007 **2011-089-RZ, 22325 St. Anne Avenue
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Agreement Amending Bylaw No. 7306-2016**
Staff report dated July 25, 2017 recommending adoption
To extend the completion date for the conservation of the existing heritage
building, (Morse-Turnock Residence)
Adoption

R/2017-343

It was moved and seconded

That Bylaw No. 7306-2017 be adopted.

CARRIED

- 1008 **2013-107-RZ, 24009, 24005, 24075 Fern Crescent**
Staff report dated July 25, 2017 recommending adoption

- 1008.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7088-2014**
~~To adjust conservation designation boundaries~~
To adjust Silver Valley Area Plan boundaries
Adoption

R/2017-344

It was moved and seconded

That Bylaw No. 7088-2014 be adopted.

CARRIED

- 1008.2 **Maple Ridge Zone Amending Bylaw No. 7053-2014**
To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family
Suburban Residential) to RS-1b (One Family Urban [Medium Density]
Residential), RS-1 (One Family Urban Residential) and R-2 (Urban
Residential District) to permit subdivision into 14 R-2 zoned lots, 17 RS-1b
zoned lots and 3 RS-1 zoned lots, for a total of 34 lots, not less than 315
m²
Adoption

R/2017-345

It was moved and seconded

That Bylaw No. 7053-2014 be adopted.

CARRIED

- 1009 **2016-034-RZ, 12358 216 Street**
 Maple Ridge Zone Amending Bylaw No. 7247-2016
 Staff report dated July 25, 2017 recommending adoption
 To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family
 [Medium Density] Urban Residential) to permit the subdivision into two lots
 not less than 557 m².

R/2017-346

It was moved and seconded

That Bylaw No. 7247-2016 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2017-281-CP/RZ, 21428, 21460, 21472 Dewdney Trunk Road**
 RS-1 to P-6

Staff report dated July 25, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017 to designate three subject properties from Urban Residential to Institutional to allow for the expansion of the Maple Ridge Cemetery be given first reading and that Maple Ridge Zone Amending Bylaw No. 7360-2017 to rezone 21472 Dewdney Trunk Lane from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional) be given first reading and that the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

MAIN MOTION

R/2017-347

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. 7357-2017 be given first reading;

That Bylaw No. 7360-2017 be given first reading; and,

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

MOTION TO DEFER

R/2017-348

It was moved and seconded

That Application 2017-281-CP/RZ be deferred until discussion of property acquisitions is held.

DEFERRAL DEFEATED

Mayor Read, Councillor Duncan, Councillor Shymkiw, Councillor Speirs –
OPPOSED

MAIN MOTION CARRIED

Councillor Bell, Councillor Robson - OPPOSED

1102 2017-230-RZ, 11814 220 Street, RS-1 to P-2

Staff report dated July 25, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7354-2017 to rezone from RS-1 (One Family Urban Residential) to P-2 (Special Institutional) to allow for a Private Hospital Use, which permit a proposed licensed Community Care Facility to enable the care of 13 elderly citizens be given first reading and that the applicant provide further information as described on Schedules A, C and E of the Development Procedures Bylaw No. 5879-1999

R/2017-349

It was moved and seconded

1. 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;

2. That Bylaw No. 7354-2017 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1103 2017-145-RZ, 11655 Burnett Street, RS-1 and C-3 to RM-2

Staff report dated July 25, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7352-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 36 unit condominium building be given first reading and that the applicant provide further information as described on Schedules A, C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

C. Chan, Planner, gave a Power Point presentation providing the following information:

- Application information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Plan

R/2017-350

It was moved and seconded

1. 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;

2. That Bylaw No. 7352-2017 be given first reading; and,
3. That the applicant provide further information as described on Schedules (A, C, D, E and F) of the Development Procedures Bylaw No. 5879-1999, as well as the information outlined in this report.

CARRIED

Note: Councillor Shymkiw excused himself from discussion of Item 1104 at 8:32 p.m. due to conflict.

1104 2016-320-RZ, 11295 and 11307 Maple Crescent, C-3 to M-3

Staff report dated July 25, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017 to allow a site specific text amendment to include the M-3 (Business Park) zone as a site specific permitted zone under the Infill General Employment, Hammond Area Plan Land Use Designation be given first reading and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7274-2016 to rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) to permit construction of a mini-warehouse be given second reading and be forwarded to Public Hearing.

R/2017-351

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. 7356-2017 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, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Bylaw No. 7356-2017 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;
- 3) That Bylaw No. 7356-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Bylaw No. 7356-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Bylaw No. 7356-2017 be given first and second readings and be forwarded to Public Hearing;
- 6) That Bylaw No. 7274-2016 be given second reading, and be forwarded to Public Hearing;
- 7) 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 Tree Protection and Stormwater Management
 - iii) Road dedication as required;
 - iv) Consolidation of the subject properties;
 - v) Demolition of any existing structures and removal of any vehicles and shipping containers from the site;
 - vi) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;
 - 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

Note: Councillor Shymkiw returned to the meeting at 8:32 p.m.

**1105 2016-052-RZ, 22260 & 22292 122 Avenue, 12159 & 12167 223 Street,
Housing Agreement Bylaw**

Staff report dated July 25, 2017 recommending that 22260 & 22292 122 Avenue, 12159 & 12167 223 Street Housing Agreement Bylaw No. 7359-2017 to allow the City to enter into a Housing Agreement to secure new dwelling units as rental housing in perpetuity be given first, second and third reading.

R/2017-352

It was moved and seconded

That Bylaw No. 7359-2017 be given first, second and third readings.

CARRIED

Councillor Shymkiw - OPPOSED

1106 2013-107-DVP, 24009, 24005 and 24075 Fern Crescent

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2013-107-DVP to reduce the road right-of-way width for a Through Local Street – Silver Valley .

The Manager of Legislative Services advised that a letter in opposition was received from Duane Plato stating that headlights from vehicles using the road will shine into his bedroom.

R/2017-353

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-107-DVP respecting properties located at 24009, 24005 and 24075 Fern Crescent.

CARRIED

**1107 2016-232-DP, 24009, 24005 and 24075 Fern Crescent, Wildfire
Development Permit**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-232-DP to allow a 34 family lot subdivision in the Horse Hamlet of Silver Valley Area Plan within the Wildfire Development Permit Area

R/2017-354

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-232-DP respecting property located at 24009, 24005 and 24075 Fern Crescent.

CARRIED

1108 **2016-034-DVP, 12358 216 Street**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-034-DVP to reduce the front width of proposed lot 2 in conjunction with a rezoning and subdivision application to subdivide into two lots.

R/2017-355

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-034-DVP respecting property located at 12358 216 Street.

CARRIED

1109 **2017-062-DVP, 24197 Fern Crescent**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-062-DVP to reduce the front setback requirement for a single family dwelling to allow the dwelling to remain after subdivision of property.

R/2017-356

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-062-DVP respecting property located at 24197 Fern Crescent.

CARRIED

1110 **Ruskin Private Fire Suppression System**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to prepare and sign an agreement between the City of Maple Ridge and the owner identified as Stave River Fire suppression Systems Ltd. for inspection, operation, maintenance, liability, insurance and encroachment of the existing private hydrant system servicing the Ruskin Industrial Area.

Note: Councillor Shymkiw left the meeting at 8:37 p.m.

R/2017-357

It was moved and seconded

That the Corporate Officer be authorized to prepare and sign an agreement between the City and the owner identified as Stave River Fire Suppression Systems Ltd. for the inspection, operation, maintenance, liability, insurance and encroachment of the existing private hydrant system servicing the Ruskin Industrial Area.

CARRIED

1111 Award of Contract RFP-EN17-28: Engineering Design Services for Abernethy Way (224 Street to 232 Street)

Staff report dated July 25, 2017 recommending that Contract RFP-EN17-28: Engineering Design Services for Abernethy Way (224 Street to 232 Street) be awarded to Aplin & Martin Consultants Ltd., that a contingency be approved for unforeseen items, that the Financial Plan be amended to fund the project from Development Cost Charges and the Drainage Reserve and that the Corporate Officer be authorized to execute the Client/Consultant agreement.

R/2017-358

It was moved and seconded

That Contract RFP-EN17-28: Engineering Design Services for Abernethy Way (224 Street to 232 Street) be awarded to Aplin & Martin Consultants Ltd. in the amount of \$344,702.00 plus taxes; and

That a contingency of \$55,298.00 be approved for unforeseen items; and

That the Financial Plan be amended to fund this project from Development Cost Charges and the Drainage Reserve as identified in this report; and further

That the Corporate Officer be authorized to execute the Client/Consultant Agreement.

CARRIED

1112 Award of Contract ITT-EN17-38: 263 Street Pump Station Replacement

Staff report dated July 25, 2017 recommending that Contract ITT-EN17-38: 263 Street Pump Station Replacement be awarded to Drake Excavating (2016) Ltd., that a project contingency be approved to address potential variations in field conditions, that the Corporate Officer be authorized to execute the contract, that the Financial Plan be amended to fund the project from Development Cost Charges and the Capital Water Fund and that the existing budget for the Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Water Pump Station Replacement be increased.

R/2017-359

It was moved and seconded

That Contract ITT-EN17-38: 263 Street Pump Station Replacement be awarded to Drake Excavating (2016) Ltd. in the amount of \$3,217,820.50 excluding taxes; and

That a project contingency of \$400,000.00 be approved to address potential variations in field conditions; and

That the Corporate Officer be authorized to execute the contract; and

That the Financial Plan be amended to fund this project from Development Cost Charges and Water Capital Fund as identified in this report, and further

That the existing Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Water Pump Station Replacement be increased by \$120,660.00.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 SHAW Wi-Fi Proposal

Staff report dated July 25, 2017 recommending that negotiations with Shaw Communications to prepare a Preliminary Wi-Fi Service Agreement be resumed.

R/2017-360

It was moved and seconded

That staff be directed to resume negotiations with Shaw Communications to prepare a Preliminary Wi-Fi service Agreement that includes free public access to the internet, utilizing City properties, and that the Agreement includes public consultation.

CARRIED

1132 2018-2022 Business & Financial Planning Guidelines

Staff report dated July 25, 2017 recommending that the 2018-2022 Business & Financial Planning Guidelines be approved.

R/2017-361

It was moved and seconded

That the 2018-2022 Business & Financial Planning Guidelines attached as Appendix 1 in the staff report dated July 25, 2017 be approved.

CARRIED

Community Development and Recreation Service

1151 Artist in Residence – Contract Extensions

Staff report dated July 25, 2017 recommending that the Artist in Residence contracts for Kat Wahamaa and Robi Smith be extended to November 30, 2018.

R/2017-362

It was moved and seconded

That the Artist in Residence contract for Kat Wahamaa be extended to March 31, 2019; and,

That the Artist in Residence contract for Robi Smith be extended to March 31, 2019.

CARRIED

1152 Maple Ridge Leisure Centre Pool Systems and Pool Change Room and Lobby Cost Updates

Staff report dated July 25, 2017 recommending that staff be directed to move forward with a Request for Proposals for the construction of the Maple Ridge Leisure Centre pool system renovations as well as the pool change room and lobby renovations.

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

R/2017-363

It was moved and seconded

That staff be directed to move forward with a Request for Proposals for the construction of the Maple Ridge Leisure Centre pool system renovations as well as the pool change room and lobby renovations.

CARRIED

1153 Albion Community Centre – Design Contract Award

Staff report dated July 25, 2017 recommending that the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects, that a contingency be established and that Corporate Officer be authorized to execute the contract.

R/2017-364

It was moved and seconded

That the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects (CHPA) at a contract price of \$689,055 (excluding taxes), and;

That a contingency of 20% in the amount of \$137,811 (excluding taxes) be established for the design project, and further;

That the Corporate Officer be authorized to execute the contract.

CARRIED

1154 Award of Contract for Merkley Park Synthetic Field Carpeting (Karina LeBlanc Field)

Staff report dated July 25, 2017 recommending that Contract RFP-PL17-53: Synthetic Turf Field Supply and Installation at Merkley Field be awarded to AstroTurf West Distributors Ltd., that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-365

It was moved and seconded

That Contract RFP-PL17-53: Synthetic Turf Field Supply and Installation at Merkley Field be awarded to AstroTurf West Distributors Ltd. in the amount of \$470,000 plus taxes; and,

That a contingency of \$23,500 be established for this project; and further,

That the Corporate Officer be authorized to execute the contract.

CARRIED

1155 Award of Contract for Merkley Park Synthetic Field Construction (Karina LeBlanc Field)

Staff report dated July 25, 2017 recommending that Contract ITT-PL17-45: Merkley Artificial Turf Field – Civil Works be awarded to Cedar Crest Lands (BC) Ltd., that a contingency using parks infrastructure reserve funds be authorized and that the Corporate Officer be authorized to execute the contract.

R/2017-366

It was moved and seconded

That Contract ITT-PL17-45: Merkley Artificial Turf Field – Civil Works be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$1,995,807 plus taxes; and

That a contingency of \$230,000 be authorized using parks infrastructure reserve funds, and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1156 Award of Contract RFP-PL17-58: Synthetic Field Design Services – Arthur Peake/Golden Ears and Telosky Stadium/Thomas Haney Secondary Sites

Staff report dated July 25, 2017 recommending that Contract RFP-PL17-58: Consulting Services for Synthetic Sports Field Design at Arthur Peake Centre/Golden Ears Elementary School and Telosky Stadium/Thomas Haney Secondary School sites be awarded to R.F. Binnie and Associates Ltd., that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-367

It was moved and seconded

That Contract RFP-PL17-58: Consulting Services for Synthetic Sports Field Design at Arthur Peake Centre/Golden Ears Elementary School and Telosky Stadium/Thomas Haney Secondary School sites be awarded to R.F. Binnie and Associates Ltd. in the amount of \$276,082.68 plus taxes; and,

That a contingency of \$40,000.00 be established for this project; and further,

That the Corporate Officer be authorized to execute the contract.

CARRIED

Administration – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

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

1500 ***QUESTIONS FROM THE PUBLIC***

Eric Olund

Mr. Olund referred to the SHAW Wi-Fi proposal and questioned why there is a problem with wi-fi signals overlapping as has been suggested in an early Council conversation.

Mayor Read outlined some community concerns relating to wi-fi.

Mr. Olund stated that it would be beneficial to have additional wi-fi service in the downtown area.

Mayor Read clarified that the item was approved by Council.

Jim Reilly

Mr. Reilly addressed his question to staff. He asked if the time line on the construction of Abernethy Way of five years was for completion to 232 Street or to 256 Street. The Mayor clarified that the time line referred to the completion of construction to 232 Street.

Mr. Reilly's second question pertained to the public consultation process on Area 1 which raised real time concerns on issues around traffic and other commercial activity in the 256 Street neighbourhoods. He asked about plans to address these concerns.

The General Manager of Public Works and Development advised on upcoming plans to assess traffic in the area. He cautioned Council that questions more specific to the bylaw that just past third reading for the 256 Area may lead into Public Hearing issues.

Mayor Read advised that it would be best for Mr. Reilly to interact directly with staff.

Willard Dunn

Mr. Dunn expressed concern over the lack of parking in all areas of Maple Ridge. He requested that the City review parking requirements to be provided by developers for all future applications.

1600 ***ADJOURNMENT*** – 9:12 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer