

City of Maple Ridge

***COUNCIL MEETING MINUTES***

February 14, 2017

The Minutes of the City Council Meeting held on February 14, 2017 at 7:00 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 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  
C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services

***ABSENT***

Councillor C. Bell

A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental Services

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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***

300      ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.



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

401      Minutes of the Regular Council Meeting of January 17, 2017 and January 24, 2017

R/2017-055

It was moved and seconded

**That the minutes of the Regular Council Meeting of January 17, 2017 and January 24, 2017 be adopted as circulated.**

CARRIED

402      Minutes of the Public Hearing of January 17, 2017

R/2017-056

It was moved and seconded

**That the minutes of the Public Hearing of January 17, 2017 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS*** – Nil

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1      Development Agreements Committee Meetings for January 18, 19, 25 and 26, 2017 and February 2, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – December 13, 2016
- Public Art Steering Committee – November 29, 2016

701.3      Minutes of the Committee of the Whole of December 5, 2016 and January 23, 2017

702      **Reports** – Nil

703      **Correspondence** – Nil



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

*From the January 23, 2017 Closed Council Meeting*

Item 04.01 Public Art Steering Committee Membership 2017-2018 Term  
Appointment of Leanne Koehn

R/2017-057

It was moved and seconded

**That Items 701.1, 701.2, 701.3 and 704 on the Consent Agenda be received.**

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE*** – Nil

1000      ***BYLAWS***

**Bylaws for Adoption**

1001      **2015-253-RZ, 23539 Gilker Hill Road**

Staff report dated February 14, 2017 recommending adoption

1001.1      **Maple Ridge Official Community Plan Amending Bylaw No. 7284-2016**

To designate from conservation to urban residential  
Adoption

R/2017-058

It was moved and seconded

**That Bylaw No. 7284-2016 be adopted.**

CARRIED



**1001.2 Maple Ridge Zoning Amending Bylaw No. 7179-2016**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 43 townhouse units  
Adoption

R/2017-059

It was moved and seconded

**That Bylaw No. 7179-2016 be adopted.**

CARRIED

**1002 2016-2020 Financial Plan Amending Bylaw No. 7307-2017**

To amend the 2016-2020 Financial Plan Bylaw  
Adoption

R/2017-060

It was moved and seconded

**That Bylaw No. 7307-2017 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

**1100 COMMITTEE OF THE WHOLE**

**Public Works and Development Services**

**1101 2016-456-AL, 9881 280 Street, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated February 6, 2017 providing options for consideration pertaining to Application 2016-456-AL to exclude approximately 3.9 hectares (9.7 acres) of land from the Agricultural Land Reserve in order to legitimize current property uses described as a home based repair business and truck parking.

R/2017-061

It was moved and seconded

**That the application not be authorized to go forward to the Agricultural Land Commission.**

CARRIED



**1102      2016-464-RZ, 20185 and 20199 McIvor Avenue, RS-1 to RS-1b**

Staff report dated February 6, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7308-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into approximately nine RS-1b lots be given first reading and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2017-062

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 OCP amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7308-2017 be given first reading; and

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

CARRIED



**1103 2016-034-RZ, 12358 216 Street, RS-1 to RS-1b**

Staff report dated February 6, 2017 recommending the Maple Ridge Zone Amending Bylaw No. 7247-2016 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of approximately two lots be given second reading and be forwarded to Public Hearing.

R/2017-063

It was moved and seconded

- 1) **That Bylaw No. 7247-2016 be given second reading, and be forwarded to Public Hearing;**
- 2) **That the following terms and conditions be met prior to final reading:**
  - i) **Registration of a Restrictive Covenant for Stormwater Management;**
  - ii) **Removal of existing building;**
  - iii) **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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

CARRIED

**1104 2015-253-DVP, 23539 Gilker Hill Road**

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-253-DVP to reduce asphalt width requirements, reduce minimum front and rear yard setbacks, increase maximum building heights for some blocks, reduce the minimum required Usable Open Space per three bedroom unit and increase maximum retaining wall height.

R/2017-064

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-253-DVP respecting property located at 23539 Gilker Hill Road.**

CARRIED

Councillor Masse - OPPOSED



**1105      2015-253-DP, 23539 Gilker Hill Road**

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-253-DP to permit a 43 unit townhouse development consisting of ten buildings, under the RM-1 (Townhouse Residential) zone.

R/2017-065

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-253-DP respecting the property located at 23539 Gilker Hill Road.**

CARRIED

Councillor Masse - OPPOSED

**1106      2016-115-DP, 2016-115-DVP, 11909 and 11889 227 Street,  
PID 009-280-642**

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-115-DVP to reduce front yard, rear yard, interior side yard and exterior side yard setbacks for specific floors and that the Corporate Officer be authorized to sign and seal 2016-115-DP to permit construction of a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone.

R/2017-066

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2016-115-DVP respecting properties located at 11909 and 11889 227 Street; and PID 009-280-642; and further**
- 2. That the Corporate Officer be authorized to sign and seal 2016-115-DP.**

CARRIED



**1107 Award of Contract RFP-EN17-03: Engineering Design Services for 232 Street, Preliminary and Detailed Design (132 Avenue to Silver Valley Road)**

Staff report dated February 6, 2017 recommending that Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be awarded to McElhanney Consulting Services Ltd.; that a task-specific project contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-067

It was moved and seconded

**That Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be awarded to McElhanney Consulting Services Ltd. in the amount of \$237,855.00 plus taxes; and**

**That a contingency of \$45,000.00 be established for this project; and further**

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

CARRIED

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

**Parks, Recreation & Culture**

**1151 Festival Grant Program Recommendations – Intake One**

Staff report dated February 6, 2017 recommending that festival support allocations for May 1, 2017 to October 31, 2017 towards community festivals and civic signature events be approved.

R/2017-068

It was moved and seconded

**That the festival support allocations for May 1 to October 31, 2017 be approved for a total allocation of \$51,320 towards community festivals and civic signature events in the first intake and \$13,000 for the second intake including grassroots and new events.**

CARRIED



**1152 Maple Ridge Cemetery Bylaw**

Staff report dated February 6, 2017 recommending that Maple Ridge Cemetery Bylaw No. 7260-2016 to update definitions, reflect changes in the Cremation, Interment and Funeral Services Act and changes to the governance model for cemeteries as well as inclusion of expanded services such as double columbaria be given first, second and third readings, and that Maple Ridge Cemetery Bylaw No. 5784-1999 be repealed in its entirety upon adoption of Bylaw No. 7260-2016.

R/2017-069

It was moved and seconded

That Bylaw No. 7260-2016 be given first, second and third readings; and,

That Bylaw No. 5784-1999 be repealed in its entirety upon adoption of Bylaw No. 7260-2016.

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 ***QUESTIONS FROM THE PUBLIC*** – Nil

1600 ***ADJOURNMENT*** – 7:41 p.m.

Certified Correct

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N. Read, Mayor

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L. Darcus, Corporate Officer