

City of Maple Ridge

COUNCIL MEETING MINUTES

February 28, 2017

The Minutes of the City Council Meeting held on February 28, 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.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

ABSENT

Councillor C. Bell
Councillor K. Duncan

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
A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental Services
D. Hall, Planner 2
A. Kopystynski, Planner 2
M. Baski, Planner 1
D. Pollock, Municipal Engineer
D. Cramb, Senior Recreation Manager
C. Balatti, Recreation Manager Health & Wellness
W. McCormick, Director of Recreation & Community Services

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***

The agenda was amended with the withdrawal of Item 601 Development Signs Update and the addition of Item 1301 Setbacks in Agricultural Land Reserve

300 ***APPROVAL OF THE AGENDA***

R/2017-078

It was moved and seconded

That the agenda be approved as amended.

CARRIED

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

401 Minutes of the Regular Council Meeting of February 14, 2017

R/2017-079

It was moved and seconded

That the minutes of the Regular Council Meeting of February 14, 2017 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of February 21, 2017

R/2017-080

It was moved and seconded

That the minutes of the Public Hearing of February 21, 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 Minutes of the Development Agreements Committee Meetings of February 8, 15 and 20, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – January 10, 2017

702 **Reports**

702.1 **Disbursements for the month ended January 31, 2017**

Staff report dated February 20, 2017 recommending that the disbursements for the month ended January 31, 2017 be received for information.

702.2 **2016 Council Expenses**

Staff report dated February 20, 2017 providing an update on Council expenses to the end of November and December 2016.

703 **Correspondence** - Nil

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

From the February 20, 2017 Closed Council Meeting

- Item 04.01 Salary Adjustments for Paid on Call Firefighters

R/2017-081

It was moved and seconded

That Items 701.1, 701.2, 702.1, 702.2 and 704 on the Consent Agenda be received.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 **BYLAWS**

Note: Items 1001 to 1004 are from the February 21, 2017 Public Hearing

Bylaws for Third Reading

1001 **2016-052-RZ, 22260 and 22292 122 Avenue and 12159 and 12167 223 Street**

1001.1 **Maple Ridge Official Community Bylaw No. 7243-2016**
12159 and 12167 223 Street
To designate from single-family to low-rise apartment
Third reading

R/2017-082

It was moved and seconded

That Bylaw No. 7243-2016 be given third reading.

CARRIED

Councillor Shymkiw - OPPOSED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7244-2016**
22260 and 22292 122 Avenue and 12159 and 12167 223 Street
~~To rezone from RM-2 (Medium Density Apartment Residential) and to terminate Land Use Contracts Registration numbers #33588 and #P108265~~ To rezone from LUC (Land Use Contracts) Registration #H33558 & #P108265 and RS-1 (Medium Density Apartment Residential) to RM-2 (Medium Density Apartment Residential) and terminate Land Use Contracts Registration numbers #33588 and #P108265
Third reading

Amended
February 28, 2017

R/2017-083

It was moved and seconded

That Bylaw No. 7244-2016 be given third reading.

CARRIED

Councillor Shymkiw - OPPOSED

1002 **2011-089-RZ, 22325 St. Anne Avenue**
Maple Ridge Heritage Designation and Revitalization And Tax Exemption Agreement Amending Bylaw No. 7306-2016
To extend the completion date for the conservation of the existing heritage building, (Morse-Turnock Residence)
Third reading

R/2017-084

It was moved and seconded

That Bylaw No. 7306-2016 be given third reading.

CARRIED

1003 **2016-129-RZ, 11225 240 Street**

Maple Ridge Zone Amending Bylaw No. 7303-2016

To permit a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project

Third reading

R/2017-085

It was moved and seconded

That Bylaw No. 7303-2016 be given third reading.

CARRIED

1004 **2016-039-RZ, 11951 240 Street**

Maple Ridge Zone Amending Bylaw No. 7229-2016

To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the future construction of a Tim Hortons restaurant and drive-through

Third reading

The Manager of Development and Environmental Services advised on the sound mitigation for the drive-through.

R/2017-086

It was moved and seconded

That Bylaw No. 7229-2016 be given third reading.

CARRIED

Bylaws for Adoption

1005 **2011-137-RZ, 12257 227 Street**

Staff report dated February 28, 2017 recommending adoption

1005.1 **Maple Ridge Zone Amending Bylaw No. 7169-2016**

To permit subdivision into three R-3 (Special Amenity Residential District) lots, not less than 256 m² (2755 ft²)

Adoption

M. Baski, Planner, provided clarification on the bylaw.

R/2017-087

It was moved and seconded

That Bylaw No. 7169-2016 be adopted.

CARRIED

1006 **2013-085-RZ, 23154 136 Avenue**

Staff report dated February 28, 2017 recommending adoption

1006.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7028-2013**

To designate areas as Eco-Cluster and Conservation and to make changes to conservation and trail designations

Adoption

R/2017-088

It was moved and seconded

That Bylaw No. 7028-2013 be adopted.

CARRIED

1006.2 **Maple Ridge Zone Amending Bylaw No. 7029-2013**

To rezone from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately 31 single lots not less than 315 m² in area.

Adoption

R/2017-089

It was moved and seconded

That Bylaw No. 7029-2013 be adopted.

CARRIED

1007 **2016-325-CU, 2016-325-CU, 22606 Dewdney Trunk**

Staff report dated February 28, 2017 recommending adoption

1007.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016**

To permit a temporary taxi dispatch

Adoption

R/2017-090

It was moved and seconded

That Bylaw No. 7283-2016 be adopted.

CARRIED

1008 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.

Adoption

R/2017-091

It was moved and seconded

That Bylaw No. 7260-2016 be adopted.

CARRIED

REPORTS AND RECOMMENDATIONS FORWARDED FROM THE FEBRUARY 20, 2017 COUNCIL WORKSHOP

Public Works and Development Services

1101 2016-175-RZ, 23711 132 Avenue, RS-3 and RS-2 to RS-1b

Staff report dated February 20, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7305-2016 to revise conservation boundaries be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7258-2016 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) to permit future subdivision into three single family residential lots and one remainder lot be given second reading and be forwarded to Public Hearing.

The Manager of Development and Environmental Services advised on the addition of an item to the terms and conditions pertaining to community amenity contributions.

R/2017-092

It was moved and seconded

- 1) 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. 7305-2016 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;**
- 2) That Bylaw No. 7305-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3) That it be confirmed that Bylaw No. 7305-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) That Bylaw No. 7305-2016 be given first and second readings and be forwarded to Public Hearing;**

- 5) That Bylaw No. 7258-2016 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) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3C - River Hamlet, and Figure 4 - Trails and Conservation areas;
 - iii) Park dedication as required, including construction of a pedestrian trail and removal of all debris and garbage from park land;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development; and
 - v) 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

1102 2016-202-RZ, 20542 and 20556 Dewdney Trunk Road, RS-1 and P-4a to C-2

Staff report dated February 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7309-2017 to rezone from RS-1 (One Family Urban Residential) and P-4a (Place of Worship Institutional and Educational) to C-2 (Community Commercial) to permit a two storey commercial building including a banquet facility and retail and office buildings be given first reading and that the applicant provide further information as described on Schedule A, C, D, and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2017-093

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 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.**

CARRIED

1103 **2017-002-RZ, 24487 112 Avenue, RS-3 to RS-1b and RS-1d**

Staff report dated February 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7310-2017 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) and RS-1d (One Family Urban [half acre] Residential) to permit 31 single family lots be given first reading and that the applicant provide further information as described on Schedule A, B, F, G and I of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

The Manager of Development and Environmental Services advised on the subdivision plan.

R/2017-094

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. 7310-2017 be given first reading; and

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

CARRIED

1104 2015-345-RZ, 12106 230 Street, RS-1 and RS-3 to R-1

Staff report dated February 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7205-2016 to rezone from RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately 2 lots be given second reading and be forwarded to Public Hearing.

R/2017-095

It was moved and seconded

- 1) That Bylaw No. 7205-2016 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
 - ii) Road dedication on 230 Street, as required;**
 - iii) Registration of a Restrictive Covenant for Stormwater Management; and**
 - iv) 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

1105 **2016-009-RZ, 23729 Dewdney Trunk Road, RS-3 to RM-1**

Staff report dated February 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7220-2016 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) for future construction of a 41 unit multi-family development be given second reading and be forwarded to Public Hearing.

D. Hall, Planner, reviewed the staff report and advised on the addition of an item to the terms and conditions pertaining to community amenity contributions.

R/2017-096

It was moved and seconded

- 1) **That Bylaw No. 7220-2016 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
 - ii) **Road dedication on Dewdney Trunk Road and for the proposed lane as required;**
 - iii) **Registration of a Restrictive Covenant for the Geotechnical Report;**
 - iv) **Registration of a Restrictive Covenant for protecting the Visitor Parking;**
 - v) **Registration of a Restrictive Covenant for Stormwater Management;**
 - 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 property;**
 - 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 property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

CARRIED

1106 2011-137-DVP, 12257 227 Street

Staff report dated February 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2011-137-DVP to reduce 227 Street arterial road width, reduce 122 Avenue local road width, reduce road allowance for the lane west of 227 Street, reduce constructed lane width, reduce driveway access and reduce height requirement of a landscape screen around an unconcealed Off-Street Parking Use.

M. Baski, Planner, gave a Power Point presentation providing the following information:

- Application Information
- Official Community Plan Context
- Summary of Proposed Variance
- Proposed Road Variances
- Proposed Lane and Access Variances

The Municipal Engineer provided information on road standards for 227 Street.

R/2017-097

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2011-137-DVP respecting property located at 12257 227 Street.

CARRIED

1107 2011-137-DP, 12257 227 Street, Intensive Residential Development Permit

Staff report dated February 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2011-137-DP to allow three R-3 (Special Amenity Residential District) zoned lots.
No correspondence on this item

R/2017-098

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2011-137-DP respecting the property located at 12257 227 Street.

CARRIED

1108 2013-085-DVP, 23154 136 Avenue

Staff report dated February 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2013-085-DVP to reduce the road right-of-way for 135A Avenue and 231 Street and to reduce front and rear yard setbacks.

Correspondence from Jim and Irene Waller; concern with speed in area with small roads used by

R/2017-099

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-085-DVP respecting property located at 23154 136 Avenue.

CARRIED

1109 2015-260-DVP, 24211 113 Avenue

Staff report dated February 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-260-DVP to reduce the carriage way width at two locations to ensure neighbouring trees are not impacted by the proposed roadway.

The Manager of Legislative Services advised that no correspondence was received on this item.

The Municipal Engineer addressed concerns of residents in the area pertaining to the existing road network.

R/2017-100

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2015-250-DVP respecting property located at 24211 113 Avenue.

CARRIED

1110 2015-397-DVP, 2015-397-DP, 20803 Lougheed Highway

Staff report dated February 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-397-DVP to vary the setback for two components for a proposed arch feature associated with the A&W Restaurant and that the Corporate Officer be authorized to sign and seal 2015-397-DP to permit construction of an A&W Restaurant with a drive through.

The Manager of Legislative Services advised that correspondence was received from Suzi Shea in opposition to the application and expressing various concerns over the impact of the development on the neighbourhood.

The Manager of Development and Environmental Services addressed concerns over noise.

R/2016-101

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2015-397-DVP respecting property located at 20803 Lougheed Highway; and

That the Corporate Officer be authorized to sign and seal 2015-397-DP respecting property located at 20803 Lougheed Highway.

CARRIED

Financial and Corporate Services (including Fire and Police)

Note: Items 1131 and 1132 have been added to the “Items on Consent” agenda

1131 Disbursements for the month ended January 31, 2017

1132 2016 Council Expenses

1133 Ripe TX – Taxi License Application

Staff report dated February 20, 2017 recommending that a letter be submitted to the Passenger Transportation Board summarizing comments in the staff report and indicating that the City of Maple Ridge does not support the application by Ripe TX for new taxi licenses to operate in the Greater Vancouver Regional District.

R/2017-102

It was moved and seconded

That staff be directed to submit a letter to the Passenger Transportation Board summarizing the comments in the report and indicating that the City of Maple Ridge does not support the application by Ripe TX for new taxi licenses to operate in the Greater Vancouver Regional District.

R/2017-103

It was moved and seconded

That Item 1133 be deferred until proponents can appear before Council.

CARRIED

1134 **Bylaw No. 7311-2017 Committee Appointments - Alternates**

Staff report dated February 20, 2017 recommending that Maple Ridge Committee Appointments – Alternates: Amending Bylaw No. 7311-2017 to allow flexibility in the appointment of alternates to Council advisory and steering committees be given first, second and third readings.

The Manager of Legislative Services provided clarification on the intent of the bylaw.

R/2017-104

It was moved and seconded

That Bylaw No. 7311-2017 be given first, second and third readings.

CARRIED

Community Development and Recreation Service

1151 **Cooperative Housing Federation BC and Community Land Trust BC Partnership**

Staff report dated February 20, 2017 recommending that BC Housing and the Community Land Trust be notified that the City of Maple Ridge cannot meet the 2017 project approval deadline and requests reconsideration as part of the 2018 funding intake.

The Senior Recreation Manager reviewed the staff report.

R/2017-105

It was moved and seconded

That staff be directed to notify BC Housing and the Community Land Trust that the City of Maple Ridge cannot meet the 2017 project approval deadline and wishes to be reconsidered as part of the 2018 funding intake.

CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

1152 **Maple Ridge Leisure Centre Lifecycle Improvement Plan**

Staff report dated February 20, 2017 recommending that Shape Architecture be re-engaged to update the Leisure Centre mechanical room design including relocation of pool mechanical systems to allow for additional underground parking and an outdoor plaza should the Civic Centre proceed and that a Request for Proposal for detailed design of priority improvements be issued.

The Recreation Manager Health & Wellness reviewed the staff report.

The Chief Administrative Officer provided further clarification on the staff recommendation.

The Director of Recreation & Community Services advised on plans to lessen the impact of the pool closure on local swim clubs, residents and staff.

R/2017-106

It was moved and seconded

That staff be directed to re-engage Shape Architecture to update the Maple Ridge Leisure Centre mechanical room design to include the relocation of the pool mechanical systems to allow for future additional underground parking and an outdoor plaza should the Civic Centre proceed in the future; and

That staff be directed to issue a request for proposal for detailed design of the priority improvements described in the report dated February 20, 2017 and recommended in the Leisure Centre Facility Space Planning Audit.

CARRIED

Administration - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS*** – Nil

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

1301 **Setbacks in Agricultural Land Reserve**

R/2017-107

It was moved and seconded

That staff be directed to prepare a Zone Amending Bylaw to increase the interior side yard setback for buildings and structures for agricultural use in appropriate zones.

CARRIED

Councillor Masse, Councillor Shymkiw - OPPOSED

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

1401 Notice of Motion by Councillor Shymkiw

Whereas the Maple Ridge Council Procedure Bylaw No. 6472-2007 and amendments thereto allows for Council to create Council Workshop meetings to conduct Workshop business;

And whereas there is no requirement to have such meeting under this bylaw;

Therefore be it resolved that,

Beginning April 1, 2017 meetings of Council Workshop schedule three Monday mornings each month cease for a five month trial period, and All business normally conducted at Council Workshop be transferred to a Committee of the Whole meeting where reports and other city business will be considered and discussed but no resolutions or motions leading to decisions will be made except to forward agenda items to Council or refer back to staff/committees; and

Two Committee of the Whole meetings (including workshop type sessions) be scheduled each month on Tuesday evenings alternating with Regular Council meetings also scheduled for two Tuesday evenings each month, and that Public Hearings be scheduled prior to the third Tuesday Committee of the Whole Meeting and

The applicable advertisements to the change in the Council Meeting Schedule be advertised as required.

Councillor Shymkiw advised on the motion.

1500 ***QUESTIONS FROM THE PUBLIC***

1600 ***ADJOURNMENT*** – 9:08 p.m.

Certified Correct

N. Read, Mayor

L. Darcus, Corporate Officer