

District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

September 10, 2007
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor G. Robson
Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor C. Speirs
Councillor K. Stewart

Appointed Staff

J. Rule, Chief Administrative Officer
M. Murray, General Manager of Community Development,
Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development
Services
J. Pickering, Director of Planning
R. Riach, Acting Manager of Legislative Services
A. Gaunt, Confidential Secretary

Other Staff as Required

C. Goddard, Manager of Development and Environmental
Services
B. McDonald, Director of Licences, Permits & Bylaws

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **"Green" Taxi Proposal**

- Mr. Karl Sawaf

Mr. Sawaf spoke to his proposal for a taxi company which will consist of hybrid cars and offer a high level of service.

R/06-

'Green' Taxi

Company Proposal It was moved and seconded

That a 'green' taxi service proposal by Mr. Karl Sawaf be forwarded to Council Workshop on September 17, 2007 for further presentation and discussion.

CARRIED

1.2 Paving and Maintenance of 130th Avenue

– Nancy Gomerich, Kevin Fredrich, Nancy and Edward Auersperg and Madelaine and Norbert Schottko

Nancy Gomerich advised that she represented owners of properties on 130th Avenue. She provided a background on the 130th Avenue road paving and maintenance issue, a summary of the process to date and options which the owners felt could resolve the situation.

The General Manager, Public Works and Development Services advised that District staff have been working with property owners toward a collective solution and will continue to do so.

ACTION REQUIRED

Staff is to provide a report on the paving and maintenance issue on 130th Avenue including an assessment of historical policies in relation to present day applications.

2. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

Note: The following items have been numbered to correspond with the Council Agenda:

1101 CP/059/07, 13080 240 Street, Low Density Urban Residential to Conservation

Staff report dated August 21, 2007 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6506-2007 to adjust a portion of the Conservation area boundary in the Silver Valley Area Plan be given first reading and forwarded to Public Hearing.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

1102 RZ/034/07, 10529 245B Street and 10579 245B Street, RS-2 to RS-1b

Staff report dated August 28, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6505-2007 to permit a 9 lot subdivision be given first reading and forwarded to Public Hearing.

The Manager Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

1103 Demolition and Removal Order – 11731 Fraser Street

Staff report dated July 31, 2007 recommending authorization of a demolition and removal order for Units 1, 2, 3, and 4 – 11731 Fraser Street.

The Director of Licences, Permits and Bylaws summarized the staff report and recommendations. He advised that should the motion requesting authorization of a demolition and removal order be carried that all persons with an interest in this townhouse complex will be contacted via mail upon which time such persons will have 14 days to request an audience before Council to ask for reconsideration of the motion.

Persons affected by the recommended demolition and removal order were asked to address Council.

Gina Oemitzsch

Ms. Oemitzsch stated that problems had arisen in this townhouse complex since the units in question had burned down and that issues had not been addressed despite complaints and letters sent to the strata corporation. She expressed concern that a tent city would result once the present buildings were demolished. She explained the owners' relationship with the strata corporation.

Steve Tracy

Mr. Tracy expressed his dissatisfaction with the actions of the majority owner of units in the strata.

Mary Anne Jones

Ms. Jones stated that she is a 20 year resident of the townhouse complex and reported that residents are spoken to in a derogatory manner and are threatened by the strata manager.

Jack Athwal

Mr. Athwal explained that he is the owner of 15 units in the building on Fraser Street and sole owner of the units in the building which had burned down. He provided a background on the events regarding the burned out building, advised that he had done repairs required by the fire department and that further action on his part was being delayed by lack of response to his claim to an insurance company. He stated that he is in favour of the building being demolished, however, he felt that the District should contact the insurance company prior to a demolition order being issued.

The Director of Licences, Permits and Bylaws advised that information packages had been sent to the strata corporation, each individual owner of property and two financial institutions. He also advised that following the approval of a motion for demolition, the District will again be contacting owners and mortgage holders and will also contact the insurance company.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

1104 St. Patrick's School Walk-a-thon, Use of Streets

Staff report dated August 28, 2007 recommending the use of municipal streets be authorized for the St. Patrick's School Walk-a-thon on Friday, September 28, 2007.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

1105 Louis Leather Shop 7th Annual Fundraising Event, Use of Streets

Staff report dated August 30, 2007 recommending the use of municipal streets be authorized for the Louis Leather Shop 7th Annual Fundraising Event on Sunday, October 7, 2007.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

3. FINANCIAL AND CORPORATE SERVICES (including Fire and Police)

1131 Disbursements for the month ended July 31, 2007

Staff report dated August 15, 2007 recommending that the disbursements for July 31, 2007 be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

1132 Property Tax and Utility Billing System

Staff report dated September 5, 2007 recommending negotiations with the Tempest Development Group for the replacement of the existing Taxation and Utility Billing system.

The General Manager of Corporate and Financial Services advised that funding for this project was in the capital program and that upon the conclusion of negotiations, a contract will be brought before Council for approval.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

1133 Fee for Service Agreement – Animal Control Services and Shelter Operations

Staff report dated June 18, 2007 recommending that the Mayor and the Corporate Officer be authorized to sign and seal a Fee for Service Agreement with the BCSPCA for the provision of Animal Control Services and Shelter Operations and that the Business Licences, Permits and Bylaws Department implement a comprehensive dog licencing program.

The Director of Licences, Permits and Bylaws reviewed the clause in the Fee for Service Agreement which pertained to the length of the contract and the ability of the parties to terminate such contract.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

4. COMMUNITY DEVELOPMENT AND RECREATION SERVICES

1151 Request for Proposal – Preventative Maintenance Services for HVAC

Staff report dated September 5, 2007 recommending that the contract for Preventative Maintenance Services for HVAC Services be awarded to PML Professional Mechanical.

The General Manager of Community Development, Parks and Recreation Services reviewed the staff report and advised that questions and concerns with the HVAC services will be forwarded to the Facilities Operations Manager.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of September 11, 2007.

5. CORRESPONDENCE – Nil

6. OTHER ISSUES – Nil

7. **ADJOURNMENT** – 2:09 p.m.

8. **COMMUNITY FORUM** – Nil

C. Speirs, Acting Mayor
Presiding Member of the Committee