

Corporation of the District of Maple Ridge

COUNCIL MEETING

February 28, 2006

The Minutes of the Municipal Council Meeting held on February 28, 2006 at 7:00 p.m. in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

PRESENT

Elected Officials

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

ABSENT

Appointed Staff

J. Rule, Chief Administrative Officer
T. Fryer, Municipal Clerk
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
C. Marlo, Confidential Secretary

Note: These Minutes are also posted on the Municipal Web Site at www.mapleridge.org

The meeting was filmed by Shaw Communications Inc..

100 ***CALL TO ORDER***

200 ***OPENING PRAYERS***

Pastor Harry Loewen, East Ridge Community Fellowship conducted the Opening Prayers.

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

Mayor Robson announced that item 702 was postponed to March 14, 2006

400 ***APPROVAL OF THE AGENDA***

The agenda was approved with the postponement of item 702.

500 ***ADOPTION AND RECEIPT OF MINUTES***

R/06-76 501

Council Minutes
February 14, 2006

It was moved and seconded

That the minutes of the Regular Council Meeting of February 14, 2006 be adopted as circulated.

CARRIED

R/06-77 502

Public Hearing
Minutes
February 21, 2006

It was moved and seconded

That the minutes of the Public Hearing of February 21, 2006 be received.

CARRIED

R/06-78 503

Minutes
Dev. Agr. Comm.
Minutes

It was moved and seconded

That the minutes of the Development Agreements Committee Meetings of February 16 and 17, 2006 be received.

CARRIED

600 ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

601 **Moving Forward on the Downtown (Downtown Revitalization),
Councillor King**

Councillor King gave a Power Point presentation providing an update on the progress of the Downtown Revitalization Task Force.

Mayor Robson presented a framed photograph of Maple Ridge to Superintendent Janice Armstrong to commemorative her service to the community during her time as Officer in Charge of the Maple Ridge/Pitt Meadows RCMP detachment.

700 ***DELEGATIONS***

701 **Mainstage 2006 Theatre Festival, John Stuart**

Mr. Stuart gave a Power Point presentation providing an overview of Theatre BC's 9-day Drama Festival taking place at The ACT June 30 – July 8, 2006.

702 **Ridge Meadows Village Assist, Daugthy Preena**

This item was postponed to the Council Meeting of March 14, 2006.

800 ***UNFINISHED BUSINESS***

801 **DVP/005/05, 13819 232 Street**

To permit a height of 11 metres for Phase 3 & 4 of the subdivision to permit flexibility with steeper grades and to achieve the design theme established in Phase 1 & 2.

R/06-79

DVP/005/05 It was moved and seconded

**That the Municipal Clerk be authorized to sign and seal
DVP/005/05 respecting property located at 13819 232 Street.**

CARRIED

802 **DVP/049/05, 11657 Ritchie Avenue**

To decrease the minimum setback required from 7.5 metres (24.6 ft.) to 4.5 metres (14.76 ft.) to face of building for the north and west wings and to increase the maximum height for an apartment building from 15 metres to 17.1 metres.

R/06-80

DVP/049/05 It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DVP/049/05 respecting property located at 11657 Ritchie Avenue.

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BY-LAWS***

Note: Item 1001 is from the Public Hearing of February 21, 2006

Bylaws for Second and Third Reading

1001 **RZ/120/04, 23553 Larch Avenue**
Maple Ridge Zone Amending Bylaw No. 6364-2005
To rezone from R-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future residential subdivision of approximately 25 lots
Second and third reading

R/06-81

RZ/120/04

BL 6364-2005

Second, third

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 6364-2005 be read a second and third time.

The Director of Planning reviewed the rationale for recommending the proposed zoning noting that the topography of the site raised concerns with respect to townhouse development. She pointed out that the adjoining property doesn't have the same issues and there may be an opportunity for townhouse development on that site.

The General Manager of Public Works and Development Services advised that a report will be presented to Council on sediment control regulations within two weeks. Adherence to the new regulations could be added as a condition of final reading of this bylaw.

The Municipal Clerk advised that deferral would only postpone consideration of the bylaw in its present form. If Council wished to look at a different density

for this site the bylaw would have to be defeated and a new application would have to be submitted by the developer.

The Director of Planning confirmed that Planning Department staff is satisfied that the application in its present form complies with the zoning and designation available for this property under the Silver Valley Area Plan.

It was moved and seconded

That consideration of resolution R/06-81 respecting second and third reading of Maple Ridge Zone Amending Bylaw No. 6364-2005 be deferred.

DEFEATED

Councillor Dueck, Councillor Daykin, Councillor Speirs, OPPOSED

MOTION DEFEATED

Councillor Speirs, Mayor Robson, Councillor King, OPPOSED

Bylaws for Final Reading

1002 **RZ/049/05, 11657 Ritchie Ave.**
Staff report dated February 16, 2006 recommending that final reading be granted.

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6336-2005**
To designate from Apartment and Conservation to Conservation and Apartment and to include the site into Development Permit Area XXII(6)
Final reading

R/06-82
RZ/049/05
BL 6336-2005
Final

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 6336-2005 be reconsidered and adopted.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 6337-2005**

To rezone from RS-1 (One Family Urban Residential) to CD-1-00 (Comprehensive Development) to permit the construction of a senior's assisted living apartment comprising of 74 units

Final reading

R/06-83

RZ/049/05

It was moved and seconded

BL 6337-2005

Final

That Maple Ridge Zone Amending Bylaw No. 6337-2005 be reconsidered and adopted.

CARRIED

1003 **RZ/122/04, 21500 & 21514 Donovan Avenue**

Staff report dated February 8, 2006 recommending that final reading be granted.

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005**

To designate from Single Family Residential (15 units per net hectare) to Single Family Residential (18 units per net hectare)

Final reading

R/06-84

RZ/122/04

It was moved and seconded

BL 6319-2005

Final

That Maple Ridge Official Community Plan Amending Bylaw No. 6319-2005 be reconsidered and adopted.

CARRIED

1003.2 **Maple Ridge Zone Amending Bylaw No. 6320-2005**

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit subdivision into 4 single family lots.

Final reading

R/06-85

RZ/122/04

It was moved and seconded

BL 6320-2005

Final

That Maple Ridge Zone Amending Bylaw No. 6320-2005 be reconsidered and adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

1101 ***Minutes***

R/05-86
COW Minutes
February 20, 2006

It was moved and seconded

That the Minutes of the Committee of the Whole Meeting of February 20, 2006 be received.

CARRIED

Public Works and Development Services

1101 **RZ/007/05, 24167, 24198 & 24234 104 Avenue, RS-3 to R-3**

Staff report dated February 6, 2006 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6389-2006 and Maple Ridge Zone Amending Bylaw No. 6390-2006 to allow for subdivision into approximately 34 single family residential lots be read a first time and forwarded to Public Hearing.

R/06-87
RZ/007/05
BL 6389-2006
First reading

It was moved and seconded

That, acknowledging that Maple Ridge Official Community Plan Amending Bylaw No. 6389-2006 has been considered in conjunction with the Capital Expenditure Plan and Waste Management Plan, Maple Ridge Official Community Plan Amending Bylaw No. 6389-2006 be read a first time and be forwarded to Public Hearing; and further

That Maple Ridge Zone Amending Bylaw No. 6390-2006 be read a first time and be forwarded to Public Hearing; and

That the following terms and conditions be met prior to final reading:

- i. Registration of a restrictive covenant to place the preliminary geotechnical report on title;**
- ii. Park dedication as required;**
- iii. Registration of a Rezoning Development Agreement including the deposit of a security as outlined in the Agreement to address provision of sanitary sewer and storm sewer to serve the site; and**
- iv. Provision being made in the Rezoning Development Agreement for a walkway connection through the development south to 103 Avenue and connecting to the existing sidewalk on 241B Street.**

The General Manager of Public Works and Development Services advised that adherence to new regulations for sediment control would be required for this application either through the building permit process or as a condition of final reading.

CARRIED

1102 **RZ/073/04, 12161 237th Street, First Extension**

Staff report dated February 10, 2006 recommending that a one year extension be granted for rezoning application RZ/073/04.

R/06-88

RZ/073/04

It was moved and seconded

One year extension

That a one year extension be granted for rezoning application RZ/073/04 and that the following conditions be addressed prior to consideration of final reading:

- i. Resolution of servicing deficiencies as identified by the Engineering Department through a rezoning development agreement (section 219 covenant);**
- ii. Amendment to Schedule “B” of the Official Community Plan; and**
- iii. Amendment to Schedule “H” of the Official Community Plan**

CARRIED

Councillor King, Councillor Speirs OPPOSED

1103 **DP/122/04, 21500 & 21514 Donovan Avenue**

Staff report dated February 8, 2006 recommending that the Municipal Clerk be authorized to sign and seal DP/122/04 in support of a development plan for subdivision adjacent to McKinney Creek.

R/06-89
DP/122/04

It was moved and seconded

That the Municipal Clerk be authorized to sign and seal DP/122/04 respecting property located at 21500 & 21514 Donovan Avenue.

The General Manager of Public Works & Development Services confirmed that all development applications will be required to adhere to the new regulations for sediment control.

CARRIED

1104 **Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6384-2006**

Staff report dated January 30, 2006 recommending that the subject bylaw which will facilitate the construction and/or implementation of 2006 capital projects be given three readings.

R/06-90
BL 6384-2006
First, second, third

It was moved and seconded

That Maple Ridge Development Cost Charge Reserve Fund Expenditure Bylaw No. 6384-2006 be read a first, second and third time.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Adjustments to 2002 Collector's Roll**

Staff report dated January 31, 2006 providing information on the Collector's Roll.

1132 **Disbursements for the month ended January 31, 2006**

Staff report dated February 3, 2006 recommending that the disbursements for January 2006 be approved.

R/06-91
Disbursements
January 31, 2006

It was moved and seconded

That the disbursements as listed below for the month ended December 31, 2006 be approved

General	\$ 5,712,463
Payroll	897,053
Purchase Card	<u>90,232</u>
Total	<u>\$6,699,748</u>

CARRIED

1133 **Policy 10.01 – (Disposal of Found Goods)**

Staff report dated February 10, 2006 recommending that the Policy 10.01, Disposal of Found Goods, be adopted.

R/06-92
Policy 10.01
Found Goods

It was moved and seconded

That the policy titled “Policy No. 10.01, Disposal of Found Goods” attached to the staff report dated February 10, 2006 be adopted.

CARRIED

Community Development and Recreation Service

1151 **2006 Tourism Society Fee-for-Service Agreement**

Staff report dated February 13, 2006 recommending that the Mayor and Municipal Clerk be authorized to execute the Tourism Society Fee-for-Service Agreement.

R/06-93
2006 Tourism
Agreement

It was moved and seconded

That the Mayor and Clerk be authorized to execute the 2006 Fee-For-Service Agreement with the Tourism Society attached to the February 13, 2006 staff report on this subject.

CARRIED

1152 **Ecosystem Restoration Associates Agreement**

Staff report dated February 15, 2006 recommending that the Mayor and Municipal Clerk be authorized to sign an agreement with Ecosystem Restoration Associates.

R/06-94
CERI Agreement

It was moved and seconded

That the Mayor and Municipal Clerk be authorized to execute the Community Ecosystem Restoration Initiative agreement attached to the February 16, 2006 report on this subject; and further

That the Manager of Parks and Open Spaces and the Environmental Planner be named as the District representatives to the project steering committee.

The General Manager of Community Development, Parks and Recreational Services reviewed the report.

CARRIED

Correspondence - Nil

Other Committee Issues - Nil

1200 **STAFF REPORTS**

1201 **Tender for Lacrosse Box Construction at Maple Ridge Secondary School**

Staff report dated February 21, 2006 recommending that the tender for the construction of a lacrosse box at Maple Ridge Secondary School be awarded to Custom Blacktop Company and that capital funds be re-allocated from the Municipal entry sign budget to the lacrosse box.

R/06-95

Tender
Lacrosse Box

It was moved and seconded

That the award of a tender to Custom Blacktop Company for the construction of a lacrosse box at Maple Ridge Secondary School in the amount of \$192,085 be approved; and further

That \$15,000.00 of capital funds be re-allocated from the Maple Ridge Municipal entry sign budget to the Maple Ridge Secondary School Lacrosse Box.

CARRIED

1202 **Budget Approval for Official Community Plan Visioning Process**

A staff report dated February 23, 2006 recommending that a budget be established for the Official Community Plan Visioning Process was circulated prior to the meeting.

R/06-96

OCP Visioning
Budget

It was moved and seconded

That a budget for the Official Community Plan Visioning Process for the amount of \$41,620.00 be approved; and further

That a budget of \$4,285.00 be approved for additional works outlined in the staff report dated February 23, 2006 entitled “Official Community Plan Visioning Process Budget Approval”.

CARRIED

1300 ***INFORMATION UPDATES (including items of Community interest) - Nil***

1400 ***RELEASE OF ITEMS FROM CLOSED COUNCIL***

Fraser River Port Authority Appointment (*from the February 13, 2006 Closed Council meeting*)

Volunteer Appreciation Week (*from the February 13, 2006 Closed Council meeting*)

Maple Ridge/Pitt Meadows Advisory Committee on Accessibility Issues Term Appointment 2006-2007 (*from the February 20, 2006 Closed Council meeting*)

1500 ***QUESTIONS FROM THE PUBLIC***

Bill Noon

Mr. Noon asked for an update from the General Manager of Public Works & Development Services on the progress being made to address the concerns of residents of 125th Avenue about the proposed truck traffic traveling through their neighbourhood to a development site on McIvor Avenue. The General Manager of Public Works & Development Services advised that staff is in discussions with the developer about different options for the routing of the trucks but those discussions have not concluded. TransLink has indicated an interest in taking the pre-loaded sand off that site and when the sand is removed the routing would be Abernethy Way.

Peter Barnes

Mr. Barnes asked that staff provide him with information on the number of conservation zones that exist in the District. Mayor Robson advised that this could be done.

ACTION REQUIRED

Staff is to provide Mr. Barnes with information on the number of conservation zones that exist in the District.

1600 ***COUNCILLORS' REPORTS***

Councillor King

Councillor King provided an update on the activities of the Bicycle Advisory Committee. She commented on the success of the opening of Coopers Supermarket.

Councillor Speirs

Councillor Speirs attended the opening of Coopers Supermarket, participated in an event put on by Stage 23 at The ACT and attended a tour of the new telescope facility at the UBC Research Forest.

Councillor Stewart

Councillor Stewart commented on the closing ceremonies of the Winter Olympics noting that this marked the beginning of the 2010 Olympics in Vancouver.

Councillor Dueck

Councillor Dueck represented the Mayor at opening of Coopers Supermarket. She gave an update of the meeting she attended of the Substance Misuse Prevention Task Force and of a meeting with the School Board.

Councillor Daykin

Councillor Daykin attended a Provincial Gymnastics event and a Cub Scout event. He provided information on a new literacy program of the Fraser Valley Regional Library to encourage parents to read to their children from a very young age.

1700 ***MAYOR'S REPORT***

Mayor Robson announced that he would be issuing a Mayor's Report to the community in a couple of weeks. He indicated that progress is being made on all the issues he identified during his campaign for election with the exception of the direct bus link to Braid Street station.

1800 ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

1900 ***NOTICES OF MOTION*** - Nil

2000 ***ADJOURNMENT*** - 8:35 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk