

Corporation of the District of Maple Ridge

***COUNCIL MEETING***

June 12, 2007

The Minutes of the Municipal Council Meeting held on June 12, 2007 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.

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***PRESENT***

***Elected Officials***

Mayor G. Robson  
Councillor E. Daykin  
Councillor J. Dueck  
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  
C. Marlo, Manager of Legislative Services  
A. Gaunt, Confidential Secretary

***ABSENT***

Councillor A. Hogarth

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Note: These Minutes are also posted on the Municipal Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was filmed by Shaw Communications Inc.

100      ***CALL TO ORDER***

200      ***OPENING PRAYERS***

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

400      ***APPROVAL OF THE AGENDA***

The agenda was approved with the addition of the following items:

602      Freshet Update – Chief Administrative Officer

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

501 Minutes of the Regular Council Meeting of May 22, 2007

R/07-291 501

Minutes

Regular Council It was moved and seconded

May 22, 2007

**That the minutes of the Regular Council Meeting of May 22, 2007 be adopted as circulated**

CARRIED

502 Minutes of the Development Agreements Committee Meetings of May 15 (3), 28, 30, 31, June 1, 2007

R/07-292 502

Minutes

Development Agmts It was moved and seconded

Committee

**That the minutes of the Development Agreements Committee Meetings of May 15(3), 28, 30, 31, June 1, 2007 be received.**

CARRIED

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

Note: Item 602 was dealt with prior to Item 601

601 **Smarty Award – Director of Planning**

The Director of Planning advised that the District of Maple Ridge was the recipient of Smart Growth BC's Smarty Award for the municipality's implementation plan of the Smart Growth on the Ground project.

602 **Maple Ridge Freshet Update – Flood Watch 2007 - Chief Administrative Officer**

The Chief Administrative Officer provided an update on the freshet. He advised that the Emergency Operations Centre has been running at Level 1, the information call centre is operating, flooding information is being updated daily on the District website and that daily briefings are being held. He gave a PowerPoint presentation on the Mission gauge which explained how the gauge tracks water levels and showed photos of improvements made to dyking

structures. He also advised that following consultation with the Provincial Emergency Program, a decision would be made pertaining to the cancellation of evacuation alerts.

700 ***DELEGATIONS***

701 **The Maple Ridge-Pitt Meadows Chamber of Commerce – J. Carpenter, President – Annual General Meeting and Conference Update**

Jeff Carpenter, President, Maple Ridge-Pitt Meadows Chamber of Commerce, outlined topics and policies brought forward at the 55<sup>th</sup> Annual Chamber of Commerce Annual General Meeting and Conference. Mr. Carpenter advised that the Chamber of Commerce has awarded scholarships to a number of high school graduates.

702 **Preservation of Jackson Farm – S. Pledge, B. Eales, J. DeYoung**

Mr. DeYoung provided a history of the Jackson Farm in conjunction with PowerPoint presentation. He advocated the District of Maple Ridge purchase the property for public use and offered various ideas of how the area could be utilized as a passive use park. A petition of public support to maintain the Jackson Farm as a public space was presented.

800 ***UNFINISHED BUSINESS***

801 **DVP/058/06, 12065, 12073, 12085, 12097 228 Street**

To vary the front and side yard setbacks prior to construction of 2 condominium towers and 10 townhouse units.

R/07-293

DVP/058/06

Sign and seal

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal DVP/058/06 respecting property located at 12065, 12073, 12085, 12097 228 Street.**

CARRIED

900        **CORRESPONDENCE** - Nil

1000       **BY-LAWS**

**Bylaws for Final Reading**

1001       **RZ/112/06, 23840 River Road**  
**Maple Ridge Zone Amending Bylaw No. 6464-2007**  
Staff report dated May 30, 2007 recommending final reading.  
To rezone from M-2 (General Industrial) to M-3 (Business park) to permit the construction of a restaurant and brew pub.  
Final reading.

The General Manager, Public Works and Development Services advised that the proposed building had been raised above the flood plain elevation.

R/07-294  
RZ/112/06  
BL 6464-2007  
Final Reading

It was moved and seconded

**That Bylaw No. 6464-2007 be adopted.**

CARRIED

1002       **RZ/066/06, 12461 Garibaldi Street**  
**Maple Ridge Zone Amending Bylaw No. 6437-2006**  
Staff report dated May 31, 2007 recommending final reading.  
To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two lots not less than 4000m<sup>2</sup> (0.4ha).  
Final reading.

R/07-295  
RZ/066/06  
BL 6437-2006  
Final Reading

It was moved and seconded

**That Bylaw No. 6437-2006 be adopted.**

CARRIED

Councillor King, Councillor Speirs - OPPOSED

- 1003      **RZ/058/06, 12065, 12073, 12085 and 12097 228 Street  
Maple Ridge Zone Amending Bylaw No. 6428-2006**  
Staff report dated May 31, 2007 recommending final reading.  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium  
Density Apartment Residential) to permit the construction of 2 apartment  
buildings and 10 townhouse units.  
Final reading.

R/07-296

RZ/058/06                      It was moved and seconded

BL 6428-2006

Final Reading

**That Bylaw No. 6428-2006 be adopted.**

CARRIED

- 1004      **RZ/009/05, 22229 Brown Avenue  
Maple Ridge Zone Amending Bylaw No. 6350-2005**  
Staff report dated June 4, 2007 recommending final reading.  
To rezone from RM-3 (High Density Apartment) to CD-1-00 (Comprehensive  
Development) to allow a multi-phased development of 3 four-storey apartment  
buildings for seniors, providing for independent living, supportive living, and  
an on-site care facility.  
Final reading.

R/07-297

RZ/009/05                      It was moved and seconded

BL 6350-2005

Final Reading

**That Bylaw No. 6350-2005 be adopted.**

CARRIED

- 1005      **Maple Ridge Emergency Program Bylaw No. 6487-2007**  
To provide for a comprehensive program of emergency planning and  
management.  
Final reading

R/07-298

BL 6487-2007                      It was moved and seconded

Final Reading

**That Bylaw No. 6487-2007 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

**Minutes** - June 4, 2007

R/07-299

Minutes – COW  
June 4, 2007

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of June 4, 2007 be received.**

CARRIED

**Public Works and Development Services**

1101 **RZ/090/04, 10552 Jackson Road and 248<sup>th</sup> Street, First Extension**

Staff report dated May 24, 2007 recommending that a one year extension be granted for rezoning application RZ/090/04 to permit future development into approximately 208 units made up of 87 single family homes and 121 townhouses.

R/07-300

RZ/090/04  
First Extension

It was moved and seconded

**That a one year extension be granted for rezoning application RZ/090/04 and that the following conditions be met prior to consideration of final reading:**

- i) Consolidation of the site to include additional servicing works to be done as part of the Rezoning Servicing Agreement;**
- ii) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;**
- iii) A Statutory Right of Way plan and agreement must be registered at the Land Title Office;**
- iv) Road dedication along Jackson Road as required;**
- v) Park dedication as required;**
- vi) Registration of a Covenant at the Land Title Office stating that three separate townhouse sites will be created at the first phase of the subdivision and that the townhouse sites will show attached units;**
- vii) Registration of a Geotechnical Restrictive Covenant**

CARRIED

1102      **RZ/084/06, 10630 248 Street, RS-3 and A-2 to RM-1**

Staff report dated May 24, 2007 recommending that Maple Ridge Zone Amending Bylaw No. 6482-2007 to permit construction of a 13 unit townhouse development, be read a first time and forwarded to Public Hearing.

R/07-301  
RZ/084/06  
BL 6482-2007  
First reading

It was moved and seconded

**That Bylaw No. 6482-2007 be given first reading and be forwarded to Public Hearing; and**

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

- i) Registration of a Rezoning Servicing Agreement including the deposit of security as outlined in the Agreement;**
- ii) Registration of a Geotechnical Restrictive Covenant stating the suitability of the site for the proposed development;**
- iii) Road dedication as required;**
- iv) Consolidation of the development site;**
- v) Removal of the existing buildings.**

CARRIED

1103      **DP/DVP/112/06, 23840 River Road**

Staff report dated May 25, 2007 recommending that the Manager of Legislative Services be authorized to notify qualifying property owners that approval of DVP/112/06 to vary the minimum width of a maneuvering aisle and to vary to maximum percentage of permitted small car spaces will be considered by Council at the June 26, 2007 meeting and that upon favourable consideration of DVP/112/06, the Corporate Officer be authorized to sign and seal DP/112/06 in support of a two-storey building.

R/07-302  
DP/DVP/112/06  
Notification  
Sign and seal

It was moved and seconded

**That the Manager of Legislative Services be authorized to notify qualifying property owners that approval of DVP/112/06 respecting property located at 23840 River Road will be considered by Council at the June 26, 2007 Council meeting; and**

**That the Corporate Officer be authorized to sign and seal DP/112/06 respecting property located at 23840 River Road subject to approval of DVP/112/06.**

CARRIED

1104 **DP/DVP/033/06, 12329, 12339 Hillside Street, 22210, 22214 124 Avenue**

Staff report dated May 25, 2007 recommending that the Manager of Legislative Services be authorized to notify qualifying property owners that approval of DVP/033/06 for variances required to fit this development into a restrictive site will be considered by Council at the June 26, 2007 meeting and that upon favourable consideration of DVP/033/06, the Corporate Officer be authorized to sign and seal DP/033/06 to permit a 29-unit townhouse development.

The Director of Planning explained the location of the variances proposed for this development in relation to the availability of green space for residents.

The General Manager, Public Works and Development Services advised that an agreement between the municipality and the property owner would require the maintenance of the internal roadway until such a time as the municipality assumes responsibility.

R/07-303

DP/DVP/033/06

It was moved and seconded

Notification

Sign and seal

**That the Manager of Legislative Services be authorized to notify qualifying property owners that approval of DVP/033/06 respecting properties located at 12329 Hillside Street, 22210 124 Avenue, 22214 124 Avenue and 12339 Hillside Street will be considered by Council at the June 26, 2007 Council meeting; and**

**That the Corporate Officer be authorized to sign and seal DP/033/06 respecting property located at 12329 Hillside Street, 22210 124 Avenue, 22214 124 Avenue, and 12339 Hillside Street subject to approval of DVP/033/06.**

CARRIED

Councillor King - OPPOSED

1105     **Excess Capacity/Extended Services Agreement LC 119/07, Jackson Road and Kimola Way**

Staff report dated May 22, 2007 recommending that Latecomer Charges be imposed and that the Mayor and Corporate Officer be authorized to sign Latecomer Agreement LC 119/07.

R/07-304

LC 119/07

Latecomer Charges

It was moved and seconded

**That with respect to the subdivision of lands involved in subdivision SD 64/05 located at Jackson Road and Kimola Way, be it resolved:**

- 1. That the cost to provide the excess or extended services are, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and**
- 2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set on in the staff report dated May 22, 2007; and further**
- 3. That the Mayor and the Corporate Officer be authorized to sign and seal Excess Capacity latecomer Agreement LC 119/07 with the subdivider of the said lands.**

CARRIED

1106     **2<sup>nd</sup> Annual Iron Mountain Half Ironman**

Staff report dated May 28, 2007 recommending that the use of municipal streets be authorized for the 2<sup>nd</sup> Annual Iron Mountain Half Ironman on Sunday, June 24, 2007.

R/07-305

2<sup>nd</sup> Annual Iron  
Mountain Half  
Ironman

It was moved and seconded

**That use of municipal streets be authorized for the 2<sup>nd</sup> Annual Iron Mountain Half Ironman on Sunday, June 24, 2007, provided the conditions outlined in Schedule 'A' attached to the staff report dated May 28, 2007 are met.**

CARRIED

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

1131 **Disbursements for the month ended April 30, 2007**

Staff report dated May 25, 2007 recommending that the disbursements for the month ended April 30, 2007 be approved.

R/07-306

Disbursements            It was moved and seconded  
Month ended  
April 30, 2007

**That the disbursements as listed below for the month ended April 30, 2007 be approved.**

General	\$ 7,318,160.
Payroll	\$ 1,066,830.
Purchase Card	\$ <u>63,992.</u>
	\$ 8,448,982.

CARRIED

**Community Development and Recreation Service** - Nil

**Correspondence** - Nil

**Other Committee Issues** - Nil

1200 **STAFF REPORTS**

1201 **DP/009/05, 22229 Brown Avenue**

Staff report dated June 5, 2007 recommending that the Corporate Officer be authorized to sign and seal DP/009/05 in support of a three-phased seniors' apartment development.

The Director of Planning advised that the applicant would be responsible for maintenance of the property throughout the phased development.

R/07-307

DP/009/05            It was moved and seconded  
Sign and seal

**That the Corporate Officer be authorized to sign and seal DP/009/05 respecting property located at 22229 Brown Avenue.**

CARRIED

1300     ***RELEASE OF ITEMS FROM CLOSED COUNCIL*** - Nil

1400     ***MAYOR'S REPORT***

Mayor Robson attended the Army Cadets Annual Ceremonial Review. He also advised that TransLink was holding a public open house on Thursday, June 14<sup>th</sup> at the Thomas Haney Secondary School and encouraged the public to participate.

1500     ***COUNCILLORS' REPORTS***

**Councillor Dueck**

Councillor Dueck attended the high school graduation ceremonies in Maple Ridge, the 50<sup>th</sup> anniversary celebration for the Albion Ferry and the open house for the Service Canada Centre for Youth. She advised that a letter would be coming forward from the Maple Ridge Social Planning Advisory Committee requesting verification of continued federal government funding in support of the centre.

**Councillor Daykin**

Councillor Daykin attended the Air Cadets year end drill parade and change of command. He also attended a Greater Vancouver Regional District Zero Waste workshop.

**Councillor Stewart**

Councillor Stewart attended the Joint Police Liaison Committee meeting, a seniors' luncheon and a health forum for seniors.

**Councillor Speirs**

Councillor Speirs attended the Community Heritage Commission meeting as well as the Federation of Canadian Municipalities Annual General Meeting and Convention.

**Councillor King**

Councillor King attended the Federation of Canadian Municipalities Annual General Meeting and Convention.

1600     ***OTHER MATTERS DEEMED EXPEDIENT*** - Nil

1700     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** - Nil

1800     ***QUESTIONS FROM THE PUBLIC*** - Nil

1900     ***ADJOURNMENT*** - 8:28 p.m.

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G. Robson, Mayor

Certified Correct

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C. Marlo, Corporate Officer