

Corporation of the District of Maple Ridge

COUNCIL WORKSHOP

May 16, 2005

The Minutes of the Municipal Council Workshop held on May 16, 2005 at 9:00 a.m. in the Blaney Room of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

PRESENT

Elected Officials

Mayor K. Morse
Councillor E. Daykin
Councillor J. Dueck
Councillor C. Gordon
Councillor J. Harris
Councillor F. Isaac
Councillor C. Speirs

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. Leeburn, Executive Director

C. Marlo, Confidential Secretary

Other Staff as Required

L. Benson, Policy Analyst

R. Carmichael, Director of Engineering Operations

J. Pickering, Director of Planning

C. Carter, Manager of Community Planning

D. Hall, Planner II

J. Charlebois, Planner

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

1. ***ADOPTION OF THE AGENDA***

The agenda was adopted with the addition of the following item:

4.3 Request for Delegation

2. ***MINUTES***

R/05-197
Minutes
May 9, 2005

MOVED by Councillor Dueck
SECONDED by Councillor Speirs

That the minutes of the Council Workshop Meeting of May 9, 2005 be adopted as circulated.

CARRIED

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** - Nil

4. ***UNFINISHED AND NEW BUSINESS***

4.1 **Performance Measures and Bench Marking**

The Policy Analyst and the Director of Engineering Operations gave Power Point Presentations providing information on Performance Measures and the National Water and Wastewater Benchmarking Initiative undertaken by Public Works.

ACTION REQUIRED

A copy of the Performance Measures presentation is to be circulated to Council.

4.2 **Draft Official Community Plan Review**

The Director of Planning gave a synopsis of the previous Official Community Plan (OCP) Review sessions on June 9 and 10 at which time she discussed the process relating to the Regional Context Statement and its timing. She noted that a draft of the Regional Context Statement had been circulated to Council for review prior to the meeting and indicated that if they had any questions she would be pleased to answer them.

The Manager of Community Planning referred to the issue raised at the June 9 meeting on the exclusion of Thornhill from the historic community map. She indicated that staff recommends that a change be made to the wording under Section 10 to reflect that the historic map recognizes general boundaries and the area maps show specific details.

Council and staff discussed this issue. There was agreement by Council to follow the recommendation of staff and not include Thornhill in the historic community map. Councillor Dueck opposed the recommendation.

The General Manager Public Works & Development Services suggested that staff could include some language in the historic communities section that would recognize Thornhill as an historic neighbourhood.

The Director of Planning reviewed the following issues:

- Fraser Sewer Area – this issue will be dealt with outside of the OCP.
- Sequential Development – this issue has been written into the policies.
- Innovative use of industrial parks – this issue will be dealt with outside of the OCP.
- Discussion of transportation modes
- Historical communities
- Buffering of agricultural land – this issue will be dealt with in the OCP through Development Permit areas.
- Commercial nodes – the only issue is a specific strip between 237 Street and 238B Street.

Council and staff discussed the issue of commercial nodes being identified at 238B Street and along Dewdney Trunk Road west of 224th Street. No changes were recommended to the OCP in this regard.

Note: The meeting recessed at 10:22 a.m. and reconvened at 10:35 a.m.

The Director of Planning advised that the OCP lays the groundwork for area plans to be done but the specific boundaries for areas would be identified outside of the OCP.

The Chief Administrative Officer reviewed the District's position with respect to changes to the Livable Region Strategic Plan (LRSP) noting that the draft Regional Context Statement covers the District's work with the Greater Vancouver Regional District (GVRD) staff in terms of no net loss to the Green Zone. He suggested that credit for lands added to the Green Zone be used to make strategic changes particularly in the area of employment zones.

The General Manager Public Works and Development Services pointed out that the GVRD is doing its own review of the LRSP and concurred with the Chief Administrative Officer that the District must plan strategically to address the District's residential to commercial ratio with the Green Zone. It would not be prudent to use these Green Zone lands for residential as the District has sufficient residential lands. Council and staff discussed issues around the Green Zone, the need to create employment zones and the marking of the boundary of Thornhill.

Note: The meeting recessed at 11:05 a.m. and reconvened at 2:13 p.m. with item 4.3. Discussion of item 4.2 continued after item 4.3.

Council and staff discussed the issue of designating Thornhill as an urban reserve. The General Manager Public Works & Development Services advised that the new OCP does not propose any changes to the current designation of Thornhill. The new OCP contains clauses related to the need for this area to become part of the Fraser Sewer Area. The Manager of Community Planning pointed out that the OCP identifies Thornhill as a potential expansion area but it would be an area plan that would identify the density.

Suggestions were made to include the following with respect to area plans, parking and transportation:

- List future area plans on the title page of Chapter 10
- Include language around future area plans
- Include language on the plan for Albion Flats
- Include information on trigger points for future expansion areas
- Identify that mixed-use housing is preferred
- Include language that will assist with problems created by on-street parking in residential areas
- Include language to indicate that the District promotes the use of light rail
- Include language in the Tourism section relating to cycling
- Review the transportation section to ensure that vehicles are included wherever appropriate

The Director of Planning displayed an overhead of a proposed schedule for consideration of the OCP bylaw. It was the consensus of all of Council that the following schedule be followed:

- | | |
|--------------|--|
| June 13 | Committee of the Whole |
| June 14 | Council Meeting <ul style="list-style-type: none">• First reading of the bylaw• Referral to the GVRD and the Agricultural Land Commission |
| June 27 | Public Hearing (6:00 p.m. to 10:00 p.m.) |
| June 29 & 30 | Public Hearing (if required) |
| August 30 | Council Meeting <ul style="list-style-type: none">• Second and third reading of the bylaw |
| September 13 | Council Meeting <ul style="list-style-type: none">• Adoption of the bylaw |

The Director of Planning advised that if the GVRD were to recommend major changes the bylaw would have to go back to a Public Hearing.

ACTION REQUIRED

Staff is to prepare a report providing a proposed format for the Public Hearing on the Official Community Plan.

4.3 Request for Delegation

The Municipal Clerk circulated a letter from the Residents for the Preservation of Thornhill requesting to appear as a delegation on the OCP at the May 24, 2005 Council meeting, together with a copy of the District policy on delegations. He indicated that under the policy the Municipal Clerk can consult with Council if a request seems inappropriate. He requested that Council provide him with direction on this request. It was his recommendation that Council hear from this delegation at the Public Hearing rather than at a Council meeting. The Chief Administrative Officer concurred with the Municipal Clerk's recommendation.

R/05-198 MOVED
Thornhill Delegation SECONDED
Request

That the request of the Residents for the Preservation of Thornhill to appear as a delegation at the May 24 Council meeting be denied and that their presentation be heard at the Public Hearing on the Official Community Plan.

CARRIED

Councillor Gordon, Councillor Speirs OPPOSED

ACTION REQUIRED

Discussion of public debate with Council is to be included on a future Workshop agenda.

Note: The Municipal Clerk suggested that Council consider adding consideration of appointing Councillor Daykin as the liaison to the Chamber of Commerce to the agenda. Council concurred with the suggestion.

4.4 **Chamber of Commerce Liaison**

R/05-199 MOVED by Councillor Dueck
Chamber of SECONDED by Councillor Gordon
Commerce Liaison

**That Councillor Daykin be appointed the Council liaison to
the Chamber of Commerce.**

CARRIED

5. ***CORRESPONDENCE*** - Nil

6. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM
COUNCIL*** - Nil

7. ***MATTERS DEEMED EXPEDIENT*** - Nil

8. ***ADJOURNMENT*** - 4:15 p.m.

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk