

Corporation of the District of Maple Ridge

COUNCIL WORKSHOP

April 16, 2007

The Minutes of the Municipal Council Workshop held on April 16, 2007 at 10:30 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 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
J. Pickering, Acting General Manager Public Works and
Development Services
J. Leeburn, Executive Director
C. Marlo, Manager of Legislative
A. Gaunt, Confidential Secretary

Other Staff as Required

C. Carter, Manager, Community Planning
B. McDonald, Director of Licenses, Permits and Bylaws
D. Hall, Planner

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

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

The agenda was approved the following additions

- 4.5 Freshet Update
- 4.6 Corrections Update
- 4.7 Infrastructure and Escarpment Update
- 4.8 Rooming Houses Discussion

2. ***MINUTES***

R/07-197
Minutes
April 2, 2007

It was moved and seconded

That the minutes of the Council Workshop Meeting of April 2, 2007 be adopted as circulated.

CARRIED

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

3.1 **Introduction of New Members, RCMP, Inspector Jim Wakely**

Inspector Jim Wakely, introduced Constable L'Heureux, Constable Sinn and Constable O'Keefe. He advised that there are currently 109 RCMP members in Maple Ridge.

3.2 **Golden Ears Bridge Update, Golden Crossing Constructors Joint Venture – Ian McLeod, Communications Team, Charlie Firman, Deputy Project Manager, Linda Cyra-Korsgaard, Aesthetics Manager; Robin Johnston, Technical Director, Golden Ears Bridge Project, TransLink**

Charlie Firman, Deputy Project Manager, Golden Crossing Constructors Joint Venture, gave a PowerPoint presentation updating the construction progress on the Golden Ears Bridge. He advised that the company is working with staff on a suitable stormwater management plan.

Ian McLeod, Communications Team, Golden Crossing Constructors Joint Venture presented a public information update. He advised that an open house was held in September 2006, a public information telephone line has been working since last February, traffic bulletins are being issued, ads are appearing in newspapers and an information booth would be set up at the Maple Ridge Home Show and other upcoming community events.

Linda Cyra-Korsgaard, Aesthetics Manager gave a PowerPoint presentation which detailed the aesthetics and landscaping planned for the new bridge.

ACTION REQUIRED

Golden Crossing Constructors Joint Venture was asked to provide the following:

- **More detailed information on the preload being used at the bridge to address concerns from residents in Hammond; and**
- **Further information on the Abernethy to 210 Street section in regard to the accommodation of recreational modes of transportation (bikes, walking) as well as farm machinery.**

4. *UNFINISHED AND NEW BUSINESS*

4.1 Suburban Residential and Estate Suburban Residential Land Use Designation

Discussion of staff report dated March 7, 2007 previously brought forward at the March 12, 2007 Council Workshop meeting.

The Manager of Community Planning distributed mapping packages which provided information on how the suburban residential and estate suburban residential areas relate to the green zone and the implications on extensions of sanitary sewer. Information was also distributed indicating waterlines in relation to the Agricultural Land Reserve and how this relates to the two land use designations.

R/07-198
Land Use
Designation

It was moved and seconded

That the report entitled “Suburban Residential and Estate Suburban Residential Land Use Designation” be received as information.

CARRIED

There was discussion regarding water and sewage infrastructure in the indicated land designations in relation to subdivision, potential expansion into these areas and future sustainability of such infrastructure. Staff advised that both the District of Maple Ridge and the Greater Vancouver Regional District do not have a policy on extending water lines. It was also advised that if a property is outside of the Fraser Sewer Area, servicing will not be extended if it has to go through the green zone.

The Director of Planning advised that consideration should be given as to whether or not support would be forthcoming for the extension of sewer lines.

Note: Councillor Dueck left the meeting at 11:00 a.m. and returned at 11:40 a.m.

ACTION REQUIRED

Staff is to provide clarification and further detail on sewage infrastructure capacity in large pipelines and maximum build out capacity before existing infrastructure would require improvements.

Staff is to provide suggestions pertaining to a policy on water and the extension of water servicing.

The Director of Planning reported that one application had been deferred pending the outcome of this discussion. She advised that the applicant had applied under existing regulations and asked for further direction on this application.

R/06-199
Application
Deferral

It was moved and seconded

That RZ/066/06, 12461 Garibaldi Street, deferred at the October 10, 2006 Council Meeting, be brought forward at a future Council meeting.

CARRIED

Councillor King, Councillor Speirs - OPPOSED

4.2 Mobile Home Policy

Staff report dated January 4, 2007 recommending that the proposed Mobile Home Park Redevelopment Tenant Assistance Policy be adopted.

Note: The meeting recessed at 12:15 p.m. and reconvened at 1:20 p.m.

The Planner gave a PowerPoint presentation detailing the proposed mobile home policy.

R/07-200

Mobile Home Policy It was moved and seconded
DEFEATED

That the Mobile Home Park Redevelopment Tenant Assistance Policy attached to the staff report dated January 4, 2007 be adopted.

DEFEATED

Councillors Hogarth, Councillor Stewart, Councillor Dueck,
and Councillor Daykin - OPPOSED

R/07-201

Mobile Home Policy It was moved and seconded

That staff be directed to provide further information based on discussion at the Council Workshop meeting of April 16, 2007.

CARRIED

Councillor King - OPPOSED

ACTION REQUIRED

Staff is to provide clarification on Development Cost charges in relation to the redevelopment of a mobile home park, to look at the use of a percentage structure as opposed to a straight pad rental compensation package, and to provide clarification of steps to be followed by owners in terms of applying for compensation, specifically in terms of when the process should be initiated.

4.3 Award of Consulting Services for 2007 Road Capital Projects

Staff report dated April 10, 2007 recommending that the 2007 Roads Capital Consulting Services work be awarded to McElhanney Consulting Services Ltd.

R/07-202

Award of Services It was moved and seconded
2007 Road Capital
Projects

That the 2007 Roads Capital Consulting Services work be awarded to McElhanney Consulting Services Ltd. based in accordance with their submitted proposal.

CARRIED

4.4 Discussion of Topics for School District No. 42 Meeting

Suggested topics for the School District No. 42 meeting included:

- Potential school closures which may affect partnership programs
- Daycare bylaw and the use of schools in the mornings and afternoons to provide daycare or a place for students arriving early to wait safely.
- Traffic planning and congestion around elementary schools
- Increase in litter around schools, particularly high schools
- Use of modular schools which can be expanded or contracted to remain consistent with the student base

4.5 Freshet Update

The Chief Administrative Officer advised that the District of Maple Ridge received funding which would allow for the strengthening, widening and filling of dykes, but would not allow for raising elevations. He detailed preparations being made to deal with flooding should it occur.

R/06-203
Albion Dyke
Improvements

It was moved and seconded

That staff be directed to strengthen, widen and fill in the low spots on the Albion Dyke with the \$1,710,000 approved by the Province. It is acknowledged that the elevation of the top of the dyke will not be raised as part of this work.

CARRIED

Note: Councillor Daykin left the meeting at 2:15 p.m.

4.6 Corrections Update

Councillor Stewart reported that concerns brought to Corrections included the drop-off situation with inmates, escapes and pre-release planning. A letter responding to these concerns would be circulated separately to Council. It was asked that any concerns with Corrections be e-mailed to Councillor Stewart.

4.7 **Infrastructure Grants and Escarpment Update**

The Chief Administrative Officer advised that on the issues relating to storm sewers, staff was following up with the Provincial Government as to requirements and will provide a full report at a future meeting.

4.8 **Rooming Houses**

The issue of rooming houses and safety issues related to these was discussed. The Chief Administrative Officer advised that complaints or safety concerns in respect to rooming houses should be filed through the Director of Licenses, Permits and Bylaws.

ACTION REQUIRED

Staff is to prepare a report on rooming houses.

5. ***CORRESPONDENCE***

5.1 **Union of British Columbia Municipalities, 2005 Community Tourism Program (Phase I)**

Letter dated March 26, 2007 from Brenda Binnie, President, Union of British Columbia Municipalities, advising of the approval of an application for funding through Phase I of the 2005 Community Tourism granting program.

R/07-204
UBCM 2005
Community
Tourism Grant

It was moved and seconded

That the letter dated March 26, 2007 from the Union of British Columbia Municipalities (“UBCM”) advising the approval of an application of funding through Phase I of the 2005 Community Tourism granting program be received.

CARRIED

5.2 **Union of British Columbia Municipalities, Changes to the Ultimate Limitation Period**

Letter dated March 29, 2007 from Brenda Binnie, President, Union of British Columbia Municipalities (“UBCM”) providing information on proposed changes to BC’s Limitation Act and asking for endorsement of UBCM’s position advocating the reduction of the ultimate limitation period.

R/07-205

UBCM Resolution It was moved and seconded
BC's Limitation Act

**That the letter dated March 29, 2007 from the Union of British
Columbia Municipalities be received.**

CARRIED

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

The General Manager of Community Development, Parks and Recreation
Services reported that Spirit Square Funding has not yet been awarded.

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

8. ***ADJOURNMENT*** – 2:28 p.m.

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer