

City of Maple Ridge

***COUNCIL MEETING MINUTES***

January 12, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on January 12, 2021 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	<i>Other Staff as Required</i>
ABSENT	C. Goddard, Director of Planning
Councillor K. Duncan	M. McMullen, Manager of Planning and Environmental Services
	J. Mickelborough, Director of Engineering

---

Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the COVID-19 pandemic, Council members Yousef and Robson participated electronically. The Mayor chaired the meeting from Council Chambers.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

R/2021-CM-001

It was moved and seconded

**That the agenda be amended by adding to Release of Closed Items to 704 on the Consent Agenda:**

**From the Closed Council Meeting of January 12, 2021:**

- **Item 04.01 Pay Raise for Paid-on-Call Firefighters;**
- **Item 04.02 City of Maple Ridge Firefighters' Local 4449 IAFF Memorandum of Agreement**

CARRIED

300 ***APPROVAL OF THE AGENDA***

R/2021-CM-002

It was moved and seconded

**That the agenda of the Regular Council Meeting of January 12, 2021 be adopted as amended.**

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of December 8, 2020

R/2021-CM-003

It was moved and seconded

**That the minutes of the Regular Council Meeting of December 8, 2020 be adopted as circulated.**

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Meetings of the Development Agreements Committee

- December 9, 2020
- December 16, 2020
- December 22, 2020
- January 6, 2021

701.2 Meetings of Committees and Commissions of Council

- Social Policy Advisory Committee – September 2, 2020
- Public Art Steering Committee – September 3, 2020
- Community Heritage Commission – September 10, 2020
- Advisory Design Panel – September 16, 2020
- Municipal Advisory Committee on Accessibility and Inclusiveness – September 17, 2020
- Environmental Advisory Committee – September 23, 2020
- Transportation Advisory Committee – September 30, 2020
- Advisory Design Panel – October 21, 2020
- Agricultural Advisory Committee – October 22, 2020

702 **Reports**

702.1 **Disbursements for the month ended November 30, 2020**

Staff report dated January 12, 2021 providing information on disbursements for the month ended November 30, 2020.

703 **Correspondence** – Nil

704 **Release of Items from Closed Council Status**

*From the Closed Council Meeting of December 8, 2020*

Item 04.01 Appointments of Andrea Scott, Architect AIBC and Meridith Mitchell, BCSLA to the Advisory Design Panel

*From the Closed Council Meeting of January 12, 2021*

Item 04.01 Pay Raise of Paid-On-Call Firefighters - 2.5% increase for paid-on-call firefighters retroactive to June 1, 2020 and a 2.5% increase effective January 1, 2021.

Item 04.02 City of Maple Ridge and Maple Ridge Firefighters' Local 4449 of the International Association of Firefighters Memorandum of Agreement – approval of the Memorandum of Agreement establishing the collective agreement between the City of Maple Ridge and the Maple Ridge Firefighters' Union (IAFF, Local 4449) for the period January 1, 2020 to December 31, 2021.

705 **Recommendation to Receive Items on Consent**

R/2021-CM-004

It was moved and seconded

**That items on the Consent Agenda of the January 12, 2021 Council Meeting be received into the record.**

CARRIED

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 ***BYLAWS***

**Bylaws for Adoption**

1001 **2017-473-RZ, 13616 and 13660 232 Street**  
Staff report dated January 12, 2021 recommending adoption

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018**  
To amend the Silver Valley Area Plan/Official Community Plan Land Use Designation maps to adjust boundaries to respect current patterns of development and to better locate the Open Space area

R/2021-CM-005

Moved and seconded

**That Official Community Plan Amending Bylaw No. 7430-2018 be adopted.**

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7431-2018**  
To rezone from RS-3 (One Family Rural Residential) to RS-1 (One Family Urban Residential), RS-1b (One Family Urban [Medium Density] Residential), R-1 (Residential District), R-2 (Urban Residential District) and RST-SV (Street Townhouse - Silver Valley) to permit construction of 10 RST-SV townhouse units zoned Street Townhouse - Silver Valley along 232 Street, 4 single family lots zoned Urban Residential District, 6 single family lots zoned Residential District, two RS-1b single family lots zoned One Family Urban (Medium Density) residential and one single family lot zoned One Family Urban Residential.

R/2021-CM-006

Moved and seconded

**That Zone Amending Bylaw No. 7431-2018 be adopted.**

CARRIED

1002 **Maple Ridge 2021-2025 Financial Plan Bylaw No. 7687-2020**  
To establish the five year financial plan for the years 2021 through 2025

R/2021-CM-007

Moved and seconded

**That 2021-2025 Financial Plan Bylaw No. 7687-2020 be adopted.**

CARRIED

Councillor Yousef and Councillor Robson – OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

***Planning and Development Services***

1101 **2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1b**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of five lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-008

Moved and seconded

1. **That in respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**
  - i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
  - ii. **The Board of any Regional District that is adjacent to the area covered by the plan;**
  - iii. **The Council of any municipality that is adjacent to the area covered by the plan;**
  - iv. **First Nations;**
  - v. **Boards of Education, Greater Boards and Improvements District Boards; and**
  - vi. **The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. **That Zone Amending Bylaw No. 7692-2020 be given first reading; and**
3. **That the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

**1102 2020-256-RZ, 12333 227 Street, RS-1 to R-2**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7694-2020 to rezone from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of two lots be given first reading, that the Bylaw not proceed to second reading until an OCP amendment process is concluded, and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-009

Moved and seconded

1. **Zone Amending Bylaw No. 7694-2020 be given first reading;**
2. **That Zone Amending Bylaw No. 7694-2020 shall not proceed to second reading until a Council directed OCP amendment process is concluded by considering the removal of the rear lane requirement for R-2 lots in the Town Centre Area Plan; and**
3. **That the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

**DEFEATED**

Councillor Dueck, Councillor Meadus, Councillor Svendsen and Mayor Morden –  
OPPOSED

R/2021-CM-010

Moved and seconded

**That Zone Amending Bylaw No. 7694-2020, application 2020-256-RZ, 12333 227 Street, RS-1 to R-2 be referred back to staff; and further,**

**That staff commence a review of the OCP rear lane requirement for R-2 lots in the Town Centre Area Plan, and consultation with the neighbourhood.**

**CARRIED**

Councillor Svendsen and Councillor Robson – OPPOSED

**1103 2020-403-RZ, 12077 240 Street and 12079 240 Street, RS-3 to R-1**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-011

Moved and seconded

- 1. That Zone Amending Bylaw No. 7695-2020 be given first reading; and**
- 2. That the applicant provide further information as described on Schedule B, of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

**1104 2020-411-RZ, 21429 121 Avenue, RS-1 to R-1**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7689-2020 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-012

Moved and seconded

- 1. That Zone Amending Bylaw No. 7689-2020 be given first reading; and**
- 2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

**1105 2017-473-DVP, 2017-473-DP, 13616 and 13660 232 Street**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-473-DVP to provide variances for highest building face height, length of the building face, maximum height, maximum height for an accessory building, front yard setbacks, and lot width for specified townhouse lots, and to provide front and rear yard setback variances for specified single family lots, and that the Corporate Officer be authorized to sign and seal 2017-473-DP to permit the development of approximately ten street townhouse units, and thirteen single family lots.

The Corporate Officer advised that 8 notices were mailed in relation to the item and no correspondence was received in response.

R/2021-CM-013

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-473-DVP respecting properties located at 13616 and 13660 232 Street; and**
- 2. That the Corporate Officer be authorized to sign and seal 2017-473-DP respecting properties located at 13616 and 13660 232 Street.**

CARRIED

**1106 2020-308-DVP, 2020-308-DP, 24018 112 Avenue**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-308-DVP to provide variances for the requirement for concealed parking for the apartment uses and the allowable height for a commercial building in the C-5 zone, and that the Corporate Officer be authorized to sign and seal 2020-308-DP to permit the construction of a commercial building with eight rental apartments on the second storey.

The Corporate Officer advised that 102 notices were mailed in relation to the item and no correspondence was received in response.

R/2021-CM-014

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2020-308-DVP respecting property located at 24018 112 Avenue.**
- 2. That the Corporate Officer be authorized to sign and seal 2020-308-DP respecting property located at 24018 112 Avenue.**

CARRIED



**1107 2020-211-DVP, 2020-211-DP, 11280 Pazarena Place**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-211-DVP to provide variances for the setback from an interior side lot line and the accessory building height, and that the Corporate Officer be authorized to sign and seal 2020-211-DP to permit construction of an amenity building associated with the Polygon Provenance project.

The Corporate Officer advised that 71 notices were mailed in relation to the item and no correspondence was received in response.

R/2021-CM-015

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2020-211-DVP and 2020-211-DP respecting the Clubhouse on the property located at 11280 Pazarena Place.**

CARRIED

**1108 2019-370-DVP, 14155 Marc Road**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-370-DVP to provide variances for the rear yard setbacks for a specified lot, the height restriction for the R-1 and R-2 lots, and for the recess between the attached garage face and principal building face for specified lots.

The Corporate Officer advised that 71 notices were mailed in relation to the item, 1 return to sender was received but no correspondence was received in response.

R/2021-CM-016

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2019-370-DVP respecting property located at 14155 Marc Road.**

CARRIED

**1109 2020-400-DVP, 25241 Dewdney Trunk Road**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-400-DVP to provide variances for the maximum area and maximum depth of the farm home plate, and the maximum height for an accessory building in the Agriculture Land Reserve.

The Corporate Officer advised that 19 notices were mailed in relation to the item and no correspondence was received in response.

R/2021-CM-017

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2020-400-DVP respecting property located at 25241 Dewdney Trunk Road.**

CARRIED

**1110 2020-083-DP, 24305 and 24303 101A Avenue**

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-083-DP to permit the development of five single family residential lots.

R/2021-CM-018

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2020-083-DP respecting property located at 24305 and 24303 101A Avenue.**

CARRIED

**Engineering Services** – Nil

**Corporate Services**

**1151 Community Emergency Preparedness Fund - Evacuation Route Planning Grant Application**

Staff report dated January 5, 2021 recommending that the Evacuation Route Planning Grant application be supported.

R/2021-CM-019

Moved and seconded

**That the Evacuation Route Planning Grant application be supported.**

CARRIED

**Parks, Recreation & Culture** – Nil

**Administration** – Nil

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** – Nil

1400 **PUBLIC QUESTION PERIOD** – Nil

1500 **MAYOR AND COUNCILLORS' REPORTS**

The Mayor and Council members provided their reports on activities participated in during the past few weeks.

1600 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS**

Councillor Robson advised that he will be bringing a Notice of Motion relative to a Metro Vancouver concern regarding advertising expenditures.

1700 **ADJOURNMENT** – 7:47 p.m.

Certified Correct

---

M. Morden, Mayor

---

S. Nichols, Corporate Officer