

City of Maple Ridge

COUNCIL MEETING MINUTES

January 25, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on January 25, 2022 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>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director,
Councillor R. Svendsen	Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	F. Smith, Director of Engineering

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2022-CM-010

It was moved and seconded

That the agenda of the Regular Council Meeting of January 25, 2022 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of January 11, 2022

R/2022-CM-011

It was moved and seconded

That the minutes of the Regular Council Meeting of January 11, 2022 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

- January 5, 2022 and January 11, 2022

702 ***Reports***

702.1 **Disbursements for the month ended December 31, 2021**

Staff report dated January 25, 2022, providing information on disbursements for the month ended December 31, 2021.

702.2 **2021 Council Expenses**

Staff report dated January 25, 2022, listing Council expenses recorded to December 31, 2021.

703 ***Correspondence***

703.1 **Ministry of Mental Health and Addictions**

Letter dated January 18, 2022, from Sheila Malcolmson, Minister of Mental Health and Addictions, regarding discussions around mental health and substance use care in the community.

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

From the November 23, 2021 Closed Council Meeting

Item 04.02 - City of Maple Ridge and CUPE Local 622 Memorandum of Agreement That the Memorandum of Agreement between the City of Maple Ridge and CUPE Local 622 for the period of April 1, 2021 to March 31, 2023 be approved; and further

That the Corporate Officer be authorized to sign the revised Collective Agreement.

From the December 14, 2021 Closed Council Meeting

Item 4.01 - Appointment of Chief Election Officer and Deputy Chief Election Officer - That pursuant to Section 58 (1) of the Local Government Act, Patrick Hlavac-Winsor, General Counsel and Executive Director, Legal and Legislative Services be appointed Chief Election Officer for conducting the October 15, 2022 Maple Ridge general local election with power to appoint other election officials as required for the administration and conduct of the 2022 general local election; and further,

That Tonya Polz be appointed Deputy Chief Election Officer for the October 15, 2022 Maple Ridge general local election.

From the January 11, 2022 Closed Council Meeting

Item 4.1 - Advisory Design Panel Membership - 2022 Appointments - That Council approve the appointment of Jose Gonzalez to the Advisory Design Panel as a landscape architect member for a two-year term beginning in January, 2022; and,

That staff make public the appointment of Jose Gonzalez on the Regular Council meeting agenda of January 25, 2022.

From the January 18, 2022 Closed Council Meeting

Item 4.1 - ARMS Council Liaison Update - That Councillor Yousef resume the Council liaison role on the Alouette River Management Society (ARMS) Board.

Item 4.2 - Exempt Employee - General Wage Adjustments - That staff be authorized to implement a 2.0% general wage adjustment for exempt pay ranges effective January 1, 2021 and January 1, 2022.

705 **Recommendation to Receive Items on Consent**

R/2022-CM-012

It was moved and seconded

That items on the “Items for Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1004 are from the January 18, 2022 Public Hearing

Bylaws for Third Reading and Adoption

Bylaws for Adoption

1001 **2021-117-RZ, #1 – 23382 River Road, Maple Ridge Temporary Use Permit No. 2021-117-RZ**
****From the January 18, 2022 Public Hearing***

To permit a thrift store retail use within Unit #1 of the existing M-2 (General Industrial) zoned building. The current application is to allow for a temporary retail thrift clothing store within the small diner/restaurant whose dining room is closed due to COVID restrictions

R/2022-CM-013

It was moved and seconded

That Maple Ridge Temporary Use Permit No. 2021-117-RZ be given third and final reading.

CARRIED

1002 **Aquifer Mapping Update, Official Community Plan Amending Bylaw, Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021**
****From the January 18, 2022 Public Hearing***

To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.

R/2022-CM-014

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021 be given third reading.

CARRIED

Councillor Robson – OPPOSED

1003.1 **2019-255-RZ, 12297 222 Street and 22175 & 22185 123 Avenue, Maple Ridge Official Community Amending Bylaw No. 7803-2021**
**From the January 18, 2022 Public Hearing*

To permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

To redesignate portions of the subject properties by adding and removing Conservation.

R/2022-CM-015

It was moved and seconded

That Maple Ridge Official Community Amending Bylaw No. 7803-2021 be given third reading.

CARRIED

1003.2 **2019-255-RZ, 12297 222 Street and 22175 & 22185 123 Avenue, Maple Ridge Zone Amending Bylaw No. 7812-2021**
**From the January 18, 2022 Public Hearing*

To rezone from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential). The current application is to permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

R/2022-CM-016

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7812-2021 be given third reading.

CARRIED

- 1004.1 **2019-268-RZ, 22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street, Maple Ridge Official Community Amending Bylaw No. 7796-2021**
**From the January 18, 2022 Public Hearing*

To amend Town Centre Area Plan Policy 3-22 to allow the building height to be increased to six-storeys for sites designated Low-Rise Multi-Family Apartment, Commercial, and Mixed-Use in Port Haney.

R/2022-CM-017

It was moved and seconded

That Maple Ridge Official Community Amending Bylaw No. 7796-2021 be given third reading.

CARRIED

- 1004.2 **2019-268-RZ, 22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street, Maple Ridge Zone Amending Bylaw No. 7584-2019**
**From the January 18, 2022 Public Hearing*

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-3-21 (Medium Density CRM Commercial/Residential). The current application is to permit the future construction of a six-storey mixed-use building with 111 apartment units and 535.46 m² (6,115 ft²) of office and retail space.

R/2022-CM-018

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7584-2019 be given third reading.

CARRIED

Bylaws for Adoption

- 1005 **2018-159-RZ, 24315 and 24331 110 Avenue, RS-3 to RS-1d**

Staff report dated January 25, 2022, recommending adoption.

- 1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020**

To adjust areas designated Low Density Residential and to amend the Conservation boundary.

R/2022-CM-019

It was moved and seconded

That Maple Ridge Official Community Plan Bylaw No. 7624-2020 be adopted.

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7463-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 19 lots utilizing Density Bonus provisions.

R/2022-CM-020

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7463-2018 be adopted.

CARRIED

1006 2018-243-RZ, 21963 Dewdney Trunk Road (Including PID 010-157-468 & 010-157-484) and 12029 220 Street, RS-1 to RM-5

Staff report dated January 25, 2022, recommending adoption.

Maple Ridge Zone Amending Bylaw No. 7484-2018

To rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential). The current application is to permit construction of approximately twelve (12) townhouse units.

R/2022-CM-021

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7484-2018 be adopted.

CARRIED

1007 2017-510-RZ, 24028, 24022 & 24060 104 Avenue and 10386 240 Street, RS-2 to RM-1

Staff report dated January 25, 2022 recommending adoption.

Maple Ridge Zone Amending Bylaw No. 7423-2018

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District). The current application is to permit the future

construction of 31 townhouse units utilizing Density Bonus provision to achieve this density.

R/2022-CM-022

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7423-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2019-119-RZ, 12791 232 Street, RS-2 to CS-1**

Staff report dated January 18, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7557-2019 to redesignate the land use from Agricultural to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7558-2019 to rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial) to permit the future construction of a two-storey commercial building be given second reading and be forwarded to Public Hearing.

R/2022-CM-023

It was moved and seconded

- 1. That, in accordance with Section 475 of the Local Government Act opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7557-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM) and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**
- 2. That Official Community Plan Amending Bylaw No. 7557-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3. That it be confirmed that Official Community Plan Amending Bylaw No. 7557-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4. That Statutory Right-of-Way BK216980 for servicing be discharged from Title;**
- 5. That Official Community Plan Amending Bylaw No. 7557-2019 be given first and second readings and be forwarded to Public Hearing;**
- 6. That Zone Amending Bylaw No. 7558-2019, as amended, be given second reading, and be forwarded to Public Hearing;**

7. Subject to third reading to Official Community Plan Amending Bylaw No. 7557-2019, that staff be directed to include the Type 2 Minor Amendments related to 2019-119-RZ in the Yennadon Land Regional Growth Strategy amendment package, that will be forwarded to Metro Vancouver following third reading to Official Community Plan Amending Bylaws No. 7734-2021 and 7735-2021;
8. That the following terms and conditions be met prior to final reading:
 - i) Amendment to the Metro Vancouver Urban Containment Boundary;
 - ii) Inclusion of the subject property into the Fraser Sewerage Area. The proposed development must be connected to the municipal Sanitary Sewer. The septic system serving the previous dwelling must be decommissioned and removed, in accordance with Ministry of Health requirements, immediately upon connecting to the municipal Sanitary Sewer;
 - iii) Amendment to Official Community Plan Schedule 11 "B";
 - iv) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - v) Road dedication on 232 Street and 128 Avenue, with a corner truncation, as required;
 - vi) Construction of an equestrian trail along 128 Avenue, as required;
 - vii) Registration of a Reciprocal Cross Access Easement to provide access to the adjacent property to the west once it redevelops;
 - viii) Registration of a Restrictive Covenant for Tree Protection;
 - ix) Registration of a Restrictive Covenant for Stormwater Management; and
 - x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1102 2019-239-RZ, 12610 228 Street, RS-3 to R-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7574-2019, to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately eight lots over two phases be given second reading and forwarded to Public Hearing.

R/2022-CM-024

It was moved and seconded

1. That Zone Amending Bylaw No. 7574-2019 be given second reading, and be forwarded to Public Hearing; and further
2. That the following terms and conditions be met prior to final reading:
 - i. Road dedication on 1268 Avenue plus cul-de-sac bulb, on 228 St, and corner truncation will be required as conditions of subdivision;
 - ii. Registration of a Restrictive Covenant for Stormwater Management;
 - iii. Removal of existing buildings will be a condition for the second phase of subdivision;
 - iv. In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and further
 - v. That a voluntary contribution for a total of 8 lots in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, be provided.

CARRIED

1103 2021-062-RZ, 25927 and 25801 128 Avenue, Outdoor Commercial Recreation (Outdoor Paintball and Laser Tag) use

Staff report dated January 18, 2022, recommending first and second reading of Official Community Plan Bylaw 7715-2021, second reading of Maple Ridge Zone Amending Bylaw No. 7716-2021, and that both be forwarded to Public Hearing, to permit an Outdoor Commercial Recreation (outdoor paintball and laser tag) use.

R/2022-CM-025

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7715-2021 on the municipal website and requiring that the applicant host a Public Comment Opportunity, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7715-2021 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7715-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7715-2021 be given first

- and second readings and be forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7716-2021 be given second reading, and be forwarded to Public Hearing; and further
 6. That the following terms and conditions be met prior to final reading;
 - i) Amendment to Official Community Plan Schedule "A"; and
 - ii) A covenant registered on title indicating the general area to be used for paintball and laser tag, the associated parking relating to paintball and laser tag, and that any buildings or structures to be constructed in support of these outdoor commercial recreational uses be temporary.

CARRIED

Councillor Robson – OPPOSED

1104 2021-470-RZ, 12954 Mill Street, RS-3 and RS-2 to R-2 and R-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7819-2021 to rezone from RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential) to R-2 (Single Detached (Medium Density) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately seven lots be given first reading and that the applicant provide further information as described on Schedules B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-026

It was moved and seconded

1. That Zone Amending Bylaw No. 7819-2021 be given first reading; and further
2. That the applicant provides further information as described on Schedules B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1105 2021-514-RZ, 11204, 11208, 11214 Charlton Street and 20318 Lorne Avenue

Staff report dated January 18, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7820-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 16 townhouse units, be given first reading and that the applicant provide further information as described on Schedules D and G of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-027

It was moved and seconded

1. That Zone Amending Bylaw No. 7820-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules D and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1106 2021-530-RZ, 11410 207 Street, RS-1 to RT-2

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7816-2021, to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a Fourplex be given first reading and that the applicant provide further information as described in Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-028

It was moved and seconded

1. That Zone Amending Bylaw No. 7816-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1107 2021-563-RZ, 21211 Wicklund Avenue, RS-1 to RT-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7817-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential), to permit the future construction of a duplex, be given first reading and that the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-029

It was moved and seconded

1. That Zone Amending Bylaw No. 7817-2021 be given first reading; and further
2. That the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1108 2021-571-RZ, 12390 216 Street, RS-1 to R-1

Staff Report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7821-2021, to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of approximately two lots, be given first reading and further that the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-030

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7821-2021 be given first reading; and further**
- 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

1109 2017-510-DVP, 2017-510-DP, 10386 240 Street and 24028, 24022 & 24060 104 Avenue

Staff report dated January 11, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-510 DVP and 2017-510-DP to reduce front, interior, exterior side, and rear setbacks, increase building height, reduce parking spaces and to waive the requirement to convert the existing overhead utilities on 104 Avenue to underground wiring in accordance with Council Policy 9.05 - Conversion of Existing Overhead Utility Wiring to Underground Wiring.

There were 87 notices mailed out in relation to the application and 3 pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-031

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-510-DVP respecting property located at 10386 240 Street, and 24028, 24022 & 24060 104 Avenue; and further**
- 2. That the Corporate Officer be authorized to sign and seal 2017-510-DP respecting property located at 10386 240 Street, and 24028, 24022 & 24060 104 Avenue.**

CARRIED

Councillor Robson – OPPOSED

1110 2018-243-DVP, 2018-243-DP, 21963 Dewdney Trunk Road (including PID 010-157-468 & 010-157-484) and 12029 220 Street

Staff report dated January 11, 2022 recommending that the Corporate Officer be authorized to sign and seal 2018-243 DVP and 2018-243-DP to reduce front, rear and exterior side yard setbacks.

R/2022-CM-032

It was moved and seconded

1. That the Corporate Officers be authorized to sign and seal 2018-243-DVP respecting property located at 21963 Dewdney Trunk Road (PID 010-157-468 & 010-157-484) and 12029 220 Street; and further
2. That the Corporate Officer be authorized to sign and seal 2018-243-DP respecting property located at 21963 Dewdney Trunk Road (PID 010-157-468 & 010-157-484) and 12029 220 Street.

CARRIED

Parks, Recreation & Culture

1171 Policy Review: Facility Allocation and Park Gift Program

Staff report dated January 18, 2022, recommending policies previously under the Maple Ridge and Pitt Meadows Parks & Leisure Services Commission be updated by adopting Policy 4.25 - Allocation Policy and Policy 4.26 - Park Donation and Gift Policy.

R/2022-CM-033

It was moved and seconded

- That Policy No. 4.25 – Allocation Policy be adopted; and further
That Policy No. 4.26 – Park Donation and Gift Policy be adopted.**

CARRIED

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***PUBLIC QUESTION PERIOD*** – Nil

1500 *MAYOR AND COUNCILLORS' REPORTS*

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS

1700 *ADJOURNMENT* - 7:36

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer