

City of Maple Ridge

COUNCIL MEETING MINUTES

February 9, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on February 9, 2021 at 7:03 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 K. Duncan	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning

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 Dueck, Councillor Duncan, Councillor Meadus, 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/2021-CM-043

It was moved and seconded

That the agenda of the Regular Council Meeting of February 9, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of January 26, 2021, the Special Council Meeting of January 5, 2021 and the Special Council Meeting of January 19, 2021

R/2021-CM-044

It was moved and seconded

That the Minutes of the Regular Council Meeting of January 26, 2021, the Special Council Meeting of January 5, 2021 and the Special Council Meeting of January 19, 2021 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of January 19, 2021

R/2021-CM-045

It was moved and seconded

That the report of the Public Hearing of January 19, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Natali Leduc and Wan-Yi Lin**

- Arts Council Operating Agreement

Ms. Leduc and Ms. Lin gave a PowerPoint presentation outlining concerns pertaining to the lack of a curator and assistant position's at the ACT. The delegation requested that there be a provision in the new operating agreement for two full-time curatorial staff.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- January 27, 2021
- February 3, 2021

- 701.2 Committees and Commissions of Council Meetings
- Community Development & Enterprise Services Committee
 - November 30, 2020
 - January 11, 2021

702 **Reports** – Nil

703 **Correspondence** - Nil

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

From the January 26, 2021 Closed Council Meeting

Item 04.01 Appointments to the Environmental Advisory Committee Green Infrastructure Management Strategy Sub-Committee and approval of the Terms of Reference for the sub-committee

705 **Recommendation to Receive Items on Consent**

R/2021-CM-046

It was moved and seconded

That items on the Consent Agenda of the February 9, 2021 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Third Reading and Adoption

1001 **2020-402-RZ, 20629 119 Avenue, Site Specific Text Amendment
Maple Ridge Zone Amending Bylaw No. 7697-2021**

Site-specific text amendment to the CS-1 (Service Commercial) zone to allow services limited to licensed health service providers to include on site chiropractic services.

R/2021-CM-047

Moved and seconded

That Zone Amending Bylaw No. 7697-2021 be given third reading.

CARRIED

Bylaws for Adoption

1002 **2015-318-RZ, 11650 224 Street**
Staff report dated February 9, 2021 recommending adoption

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017**
To amend the Town Centre Area Land-Use Designation Map from Ground Oriented Multi-Family to Low Rise Apartment

R/2021-CM-048

Moved and seconded

That Official Community Plan Amending Bylaw No. 7329-2017 be adopted.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7198-2015**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of a 130 unit Multi-Family building

R/2021-CM-049

Moved and seconded

That Item 1002.2 Zone Amending Bylaw No. 7198-2015 be deferred to the February 23, 2021 Regular Council meeting.

CARRIED

Councillor Duncan, Councillor Yousef – OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, RS-3, R-1 and R-2 to R-1 and R-2**

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 19 single family lots.

R/2021-CM-050

Moved and seconded

1. That Zone Amending Bylaw No. 7701-2021 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 a Subdivision application.

CARRIED

1102 2014-070-RZ, 10470 245B Street and 24589 104 Avenue, RS-2 to RS-1b

Staff report dated February 2, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7156-2015 to adjust the area designated Conservation around the watercourse be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7157-2015 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of 11 lots and 0.277 ha (0.68 acres) of dedicated parkland.

R/2021-CM-051

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. 7156-2015 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. 7156-2015 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. 7156-2015 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7156-2015 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7157-2015 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C";
 - iii) Road dedication at the intersection of 104 Avenue and 2458 Street as required;
 - iv) Park dedication as required and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject properties;

- vii) Registration of a Restrictive Covenant for 'No-Build' controlling the future subdivision layout and restricting the building areas on lots to facilitate the optimum subdivision design incorporating the lands to the north addressed as 104 70 2458 Street;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xi) That a contribution, in the amount of \$51,000.00 (\$5,100.00 x 10 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xii) That a contribution, in the amount of \$31,000.00 (\$3,100.00 x 10 lots) be provided in keeping with Density Bonus Amenity Contribution Fee.

CARRIED

1103 2018-182-RZ, 11040 Cameron Court, RS-2 to RS-1d

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7562-2019 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1d (Single Detached (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 6 lots be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-052

Moved and seconded

- 1) That Zone Amending Bylaw No. 7562-2019 be given second reading as amended and be forwarded to Public Hearing;
- 2) That, as a condition of subdivision approval, the developer pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and
- 3) That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Road dedication on Cameron Court as required;
 - iii. Submission of a site grading and storm water management plan to the City's satisfaction;
 - iv. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

- v. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject property;
- vi. Registration of a Restrictive Covenant for Tree Protection and Stormwater Management;
- vii. Removal of existing buildings;
- viii. 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; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- ix. That a voluntary contribution, in the amount of \$30,600.00 (\$5,100.00 per lot X 6 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- x. Payment of the Density Bonus provision of the RS-1d (Single Detached (Half Acre) Residential) zone, in the amount \$18,600.00 (\$3,100.00 per lot X 6 lots).

CARRIED

1104 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of a 23-unit residential townhouse development be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-053

Moved and seconded

- 1) That Zone Amending Bylaw No. 7470-2018 be given second reading as amended and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road upgrades and sidewalk along 132 Avenue as required;
 - iii) Road dedication as required;
 - iv) Registration of a Restrictive Covenant for the Geotechnical, which addresses the suitability of the subject property for the proposed development;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking and Stormwater Management;
 - vi) 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;
- vii) That a voluntary contribution, in the amount of \$94,300.00 (\$4,100.00 X 23 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;
 - viii) Cash Contribution for additional Density at a rate of \$344.46 per square metre (\$32.00 per square foot) of density over 0.60 FSR in the amount of approximately \$89,346.00.

CARRIED

1105 2020-031-RZ, Vape Retail Prohibition

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7629-2020 to define and prohibit vape retail be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-054

Moved and seconded

That Zone Amending Bylaw No. 7629-2020 be given second reading as amended and be forwarded to Public Hearing.

CARRIED

Councillor Duncan – OPPOSED

1106 Proposed New Cannabis Retail Store at 22362 Dewdney Trunk Road

Staff report dated February 2, 2021 recommending that the application for a non medical cannabis retail store by NDR Retail Holdings Ltd. located at 22362 Dewdney Trunk Road, Maple Ridge be denied and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R/2021-CM-055

Moved and seconded

1. That the application for a non medical cannabis retail store by NDR Retail Holdings Ltd. located at 22362 Dewdney Trunk Road, Maple Ridge be denied based on the information contained in the staff report dated February 2, 2021; and further
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture

1171 **Revision of Award of Contract RFP-PL18-67 for Janitorial Services**

Staff report dated February 2, 2021 recommending that Contract RFP-PL18-67 for janitorial services be renewed with Hallmark Facility Services Inc., that a contingency to address 'as needed' additional cleaning and COVID-19 supplemental cleaning be approved and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-056

Moved and seconded

That contract RFP-PL18-67 for janitorial services be renewed with Hallmark Facility Services Inc. up to the amount of \$562,176 (excluding taxes), with options to renew for two additional one year terms which are subject to maximum increases of 2.5% for each term renewed; and

That a contingency to address 'as needed' additional cleaning and COVID-19 supplemental cleaning be approved up to the amount of \$20,000; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

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** – Nil

1700 *ADJOURNMENT* – 7:56 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer