

City of Maple Ridge

COUNCIL MEETING MINUTES

February 23, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on February 23, 2021 at 7:01 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>	D. Boag, General Manager Parks, Recreation & Culture
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	
	<i>Other Staff as Required</i>
<i>ABSENT</i>	C. Goddard, Director of Planning
Councillor K. Duncan	J. Mickelborough, 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 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-057

It was moved and seconded

That the agenda of the Regular Council Meeting of February 23, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Special Council Meeting of February 2, 2021 and the Regular Council Meeting of February 9, 2021

R/2021-CM-058

It was moved and seconded

That the minutes of the Special Council Meeting of February 2, 2021 and the Regular Council Meeting of February 9, 2021 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of February 16, 2021

R/2021-CM-059

It was moved and seconded

That the report of the Public Hearing of February 16, 2021 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

- February 10, 2021

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

From the May 26, 2020 Closed Council Meeting

Item 4.1 Community Land Trust – Proposed Co-op Development

705 **Recommendation to Receive Items on Consent**

R/2021-CM-060

It was moved and seconded

That items on the consent agenda of the February 23, 2021 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Item 1001 is from the February 16, 2021 Public Hearing

Bylaws for Third Reading

1001 **2018-448-RZ, 12061 Laity Street
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Bylaw No. 7532-2019**

The current application is to provide heritage protection for the historic Gillespie Residence and the construction of three courtyard housing units on the lot as permitted under the RT-2 (Ground-Oriented Residential Infill) zone.

R/2021-CM-061

Moved and seconded

That Heritage Designation and Revitalization and Tax Exemption Bylaw No. 7532-2019 be given third reading.

CARRIED

Bylaws for Adoption

- 1002 **2020-402-RZ, 20619 119 Avenue**
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-062

Moved and seconded

That Zone Amending Bylaw No. 7697-2021 be adopted.

CARRIED

- 1003 **2018-012-RZ, 23795 and 23831 Dewdney Trunk Road**
Staff report dated February 23, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7432-2018

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District) to permit construction of 29 townhouse units.

R/2021-CM-063

Moved and seconded

That Zone Amending Bylaw No. 7432-2018 be adopted.

CARRIED

Note: Item 1004 was deferred at the February 9, 2021 Council Meeting

- 1004 **2015-318-RZ, 11650 224 Street**
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-064

Moved and seconded

That Zone Amending Bylaw No. 7198-2015 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2021-032-AL, (Golden Ears Way) Plan NWP63218, District Lot 280, Group 1, New Westminster Land District, Dedicated Park & 63221, Application for Exclusion from the Agricultural Land Reserve**

Staff report dated February 16, 2021 recommending that Application 2021-032-AL to exclude an 8.5 hectare (21 acre) parcel from the Agricultural Land Reserve to allow for a Metro Vancouver long term servicing plan for regional growth management be forwarded to Public Hearing.

R/2021-CM-065

Moved and seconded

That application 2021-032-AL be forwarded to Public Hearing.

CARRIED

1102 **2019-354-RZ, 25236 112 Avenue, RS-3 to RS-2**

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7682-2020 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future two lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-066

Moved and seconded

1. **In respect of Section 4 75 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 additional consultation be required and that proposed amendment to the Regional Growth Strategy be referred to Metro Vancouver for comment.

- 2. That an amendment to the Metro Vancouver Regional Growth Strategy be approved by the Metro Vancouver Board prior to final reading of the subject application;**
- 3. That Zone Amending Bylaw No. 7682-2020 be given first reading; and**
- 4. That the applicant provide further information as described on Schedules A, B, J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

1103 2020-052-RZ, 11970 220 Street, RS-1 to RT-2

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7634-2020 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex development be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-067

Moved and seconded

- 1. That Zone Amending Bylaw No. 7634-2020 be given First Reading; and**
- 2. That the applicant provide further information as described on Schedule C and D of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1104 2019-409-RZ, 12471 223 Street, RS-1 to R-4

Staff report dated February 16, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018 to add an R-4 zone (Single Detached [Infill] Urban Residential) be adopted and that Maple Ridge Zone Amending Bylaw No. 7613-2020 to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately two lots be given second reading and be forwarded to Public Hearing.

R/2021-CM-068

Moved and seconded

- 1) That Official Community Plan Amending Bylaw No. 7 493-2018 be given final reading;
- 2) That Zone Amending Bylaw No. 7613-2020 be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Restrictive Covenant for Stormwater Management;
 - ii) Removal of existing buildings;
 - iii) Approval of a Development Variance Permit application 2019-409-DVP;
 - 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.
 - v) That a voluntary contribution, in the amount of \$ 5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2021-029-RZ, Termination and Replacement of Land Use Contracts, Various Bylaws

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No.'s 7702-2021, 7703-2021, 7704-2021, 7705-2021, 7706-2021, 7707-2021 and 7709-2021 to terminate Land Use Contracts and rezone properties be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-069

Moved and seconded

1. That Zone Amending Bylaw No. 7702-2021 be given first and second reading, and forwarded to Public Hearing; and
2. That Zone Amending Bylaw No. 7703-2021 be given first and second reading, and forwarded to Public Hearing; and
3. That Zone Amending Bylaw No. 7704-2021 be given first and second reading, and forwarded to Public Hearing; and

4. That Zone Amending Bylaw No. 7705-2021 be given first and second reading, and forwarded to Public Hearing; and
5. That Zone Amending Bylaw No. 7706-2021 be given first and second reading, and forwarded to Public Hearing; and
6. That Zone Amending Bylaw No. 7707-2021 be given first and second reading, and forwarded to Public Hearing; and further
7. That Zone Amending Bylaw No. 7709-2021 be given first and second reading, and forwarded to Public Hearing.

CARRIED

1106 2018-012-DVP, 2018-012-DP, 23795 and 23831 Dewdney Trunk Road

Staff report dated February 16, 2021 recommending the Corporate Officer be authorized to sign and seal 2018-012-DVP to reduce minimum front, rear and interior yard setbacks and to reduce the minimum required view arc from the centre of all living room windows and that the Corporate Officer be authorized to sign and seal 2018-012-DP to permit construction of a 29 unit townhouse development.

The Corporate Officer advised that 31 notices were sent in relation to the item and no correspondence was received.

R/2021-CM-070

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2018-012-DVP respecting properties located at 23795 and 23831 Dewdney Trunk Road; and
2. That the Corporate Officer be authorized to sign and seal 2018-012-DP respecting properties located at 23795 and 23831 Dewdney Trunk Road.

CARRIED

1107 Advisory Design Panel Review: Advisory Design Panel Amending Bylaw

Staff report dated February 16, 2021 recommending that Advisory Design Panel Amending Bylaw No. 7696-2020 to include gender neutral language and permit the option of Advisory Design Panel meetings being held virtually be given first, second and third readings.

R/2021-CM-071

Moved and seconded

That Advisory Design Panel Amending Bylaw No. 7696-2020 be given first, second and third readings.

CARRIED

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture

1171 Thornhill Trails Study

Staff report dated February 16, 2021 recommending that medium-term improvements recommended by Thornhill Trail Study respondents be explored, that a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Bike Association be considered in 2021 and that development of a Thornhill grind trail be included in the next Parks, Recreation & Culture Master Plan.

1171.1

R/2021-CM-072

Moved and seconded

That staff explore the medium-term improvements recommended by Thornhill Trail study respondents including additional signage, wayfinding, and 256 Street staging area improvements and that this be included in the next Business Plan; and

That staff negotiate a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Bike Association as a pilot project to be brought back to Council for consideration in 2021; and further

That the next Parks, Recreation & Culture Master Plan include the development of a Thornhill grind trail, additional staging areas, and serviced washrooms.

1171.2

MOTION TO REFER

R/2021-CM-073

Moved and seconded

That the staff report titled “Thornhill Trail Study” be forwarded to the Parks, Recreation & Culture Committee.

MOTION TO REFER CARRIED

1172 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2

Staff report dated February 16, 2021 recommending that an application for a grant towards the 'Neighbourhood Mobile Recreation' pilot program be submitted to the Union of British Columbia Municipalities 2021 Poverty Reduction Planning & Action Program, Stream 2.

R/2021-CM-074

Moved and seconded

That staff submit an application to the Union of British Columbia Municipalities, 2021 Poverty Reduction Planning & Action Program, Stream 2, for a grant up to \$50,000 towards the 'Neighbourhood Mobile Recreation' pilot program.

CARRIED

Administration

1191 Community Development & Enterprise Services Committee Resolution

Resolution passed at the January 25, 2021 meeting of the Community Development & Enterprise Services Committee ("CDES") pertaining to a feasibility review of revitalizing waterfront development.

Councillor Yousef provided a presentation on waterfront revitalization. He advised that there are potential grant opportunities available and possible collaboration with the Surrey Board of Trade.

1191.1

R/2021-CM-075

Moved and seconded

That the request from the Community Development & Enterprise Services Committee for the consideration of a feasibility review of revitalizing waterfront development be referred back to the committee.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus, Councillor Robson, Councillor Svendsen, Councillor Yousef - OPPOSED

1191.2

R/2021-CM-076

Moved and seconded

That staff work with the Surrey Board of Trade to secure funding for the research into the feasibility of revitalizing waterfront lands; and further,

That the City provide a letter of support for the project as part of the application.

1191.3

MOTION TO REFER

R/2021-CM-077

Moved and seconded

That the item on a feasibility review of revitalizing waterfront development be referred back to staff to allow for consultation with staff from the City of Surrey and the Surrey Board of Trade and that a report on the scope and scale of such a feasibility review be provided within a 30 day time period.

MOTION TO REFER CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

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*** – 8:13 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer