

City of Maple Ridge

COUNCIL MEETING MINUTES

March 30, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on March 30, 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	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
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>
	C. Goddard, Director of Planning
	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 Duncan, 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-087

It was moved and seconded

That the agenda of the Regular Council Meeting of March 30, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Special Council Meeting of February 16, 2021 and the Regular Council Meeting of March 9, 2021

R/2021-CM-088

It was moved and seconded

That the minutes of the Special Council Meeting of February 16, 2021 and the Regular Council Meeting of March 9, 2021 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of March 23, 2021

R/2021-CM-089

It was moved and seconded

That the report of the Public Hearing of March 23, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Kanaka Education and Environmental Partnership Society ("KEEPS")**

Ross Davies, Education Coordinator, gave a presentation providing a detailed review of projects carried out and accomplishments achieved by KEEPS in 2020. He advised on partnerships and online spring and summer programs run by KEEPS and highlighted the bear education program and the Bell-Irving Hatchery/Kanaka Creek Watershed Stewardship Centre.

700 ***ITEMS ON CONSENT***

701.1 Development Agreements Committee Meetings

- March 17, 2021

701.2 Committees and Commissions of Council Meetings

- Audit & Finance Committee – January 20, 2021
- Community Development & Enterprise Services Committee – March 3, 2021

702 **Reports**

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

Staff report dated March 30, 2021 providing information on disbursements for the month ended January 31, 2021.

702.2 **2021 Council Expenses**

Staff report dated March 30, 2021 providing information on Council expenses recorded to February 28, 2021.

702.3 **Fraser River Waterfront Revitalization Initiative**

Staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade.

703 **Correspondence** – Nil

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

705 **Recommendation to Receive Items on Consent**

R/2021-CM-090

It was moved and seconded

That Item 702.3 be removed from the items on consent.

CARRIED

R/2021-CM-091

It was moved and seconded

That the items on the Consent Agenda of the March 30, 2021 Council Meeting be received into the record.

CARRIED

702.3 **Fraser River Waterfront Revitalization Initiative**

Staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade.

Staff provided a summary on the item and responded to questions from Council.

R/2021-CM-092

It was moved and seconded

That the staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade be received for information.

CARRIED

Councillor Duncan – OPPOSED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1006 are from the March 23, 2021 Public Hearing

Bylaws for Third Reading

1001 **2014-070-RZ, 10470 245B Street and 24589 104 Avenue**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7156-2015**
To adjust the area designated Conservation around the watercourse

R/2021-CM-093

Moved and seconded

That Official Community Plan Amending Bylaw No. 7156-2015 be given third reading.

CARRIED

1001.2 **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 0.277ha (0.68 acres) of dedicated parkland

R/2021-CM-094

Moved and seconded

That Zone Amending Bylaw No. 7157-2015 be given third reading.

CARRIED

- 1002 **2019-409-RZ, 12471 223 Street**
 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 the future subdivision of 2 lots

R/2021-CM-095

Moved and seconded

That Zone Amending Bylaw No. 7613-2020 be given third reading.

CARRIED

- 1003 **2018-182-RZ, 11040 Cameron Court**
 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) to permit the future subdivision of 6 lots utilizing density bonus provisions in the Zoning Bylaw

R/2021-CM-096

Moved and seconded

That Zone Amending Bylaw No. 7562-2019 be given third reading.

CARRIED

- 1004 **2018-190-RZ, 23627 132 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7470-2018
 To rezone from 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

R/2021-CM-097

Moved and seconded

That Zone Amending Bylaw No. 7470-2018 be given third reading.

CARRIED

- 1005 **2020-031-RZ**
 Maple Ridge Zone Amending Bylaw No. 7629-2020
 To define and prohibit vape retail within the City of Maple Ridge

R/2021-CM-098

Moved and seconded

That Zone Amending Bylaw No. 7629-2020 be given third reading.

CARRIED

1006 **2021-032-AL, (Golden Ears Way) Plan NWP63218, District Lot 280 Group 1
New Westminster Land District Dedicated Park & 63221**

To exclude an 8.5 hectare (21 acre) parcel from the Agricultural Land Reserve to allow for a Metro Vancouver sewer main included within plans for regional growth management and sewer servicing

R/2021-CM-098

Moved and seconded

That Application 2021-032-AL be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Bylaws for Adoption

1007 **2018-249-RZ, 25180 108 Avenue**

Staff report dated March 30, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7517-2018

To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agricultural) to permit a future subdivision of three lots.

R/2021-CM-099

Moved and seconded

That Zone Amending Bylaw No. 7517-2018 be adopted.

CARRIED

Councillor Duncan – OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2020-432-RZ, 12211 and 12229 228 Street, RS-1 to RM-1**

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7713-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit construction of 17 dwelling units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a subdivision.

R/2021-CM-100

Moved and seconded

1. That Zone Amending Bylaw No. 7713-2021 be given First Reading; and
2. That the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102 2021-061-RZ, 21783 Loughheed Highway, C-2 to C-7

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7719-2021 to rezone from C-2 (Community Commercial) to C-7 (Loughheed Transit Corridor High Density Mixed-Use) to permit construction of a six storey, purpose-built rental apartment building and that Maple Ridge Zone Amending Bylaw No. 7721-2021 to amend Zoning Bylaw No. 7500-2019 by adding a C-7 Loughheed Transit Corridor High Density Mixed-Use Zone be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-102

Moved and seconded

1. That Zone Amending Bylaw No. 7719-2021 be given first reading; and
2. That Zone Amending Bylaw No. 7721-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1103 2021-062-RZ, 25927 and 25801 128 Avenue, Site Specific Text Amendments

Staff report dated March 23, 2021 recommending that site specific text amendments to Maple Ridge Official Community Plan Amending Bylaw No. 7715-2021 and Maple Ridge Zone Amending Bylaw No. 7716-2021 to permit an Outdoor Commercial Recreation Use for outdoor paintball be given first reading.

R/2021-CM-103

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 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.

2. That Official Community Plan Amending Bylaw No. 7715-2021 be given first reading; and
3. That Zone Amending Bylaw No. 7716-2021 be given first reading.

CARRIED

Councillor Robson – OPPOSED

1104 2018-097-RZ, 21571 121 Avenue, RS-1b to R-1

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7460-2018 to rezone from RS-1b (Single Detached [Medium Density] Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of two lots be given second reading and be forwarded to Public Hearing.

R/2021-CM-104

Moved and seconded

1. That Zone Amending Bylaw No. 7 460-2018 be given second reading, 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 dedication on 121 Avenue as required;
 - iii. Registration of a Restrictive Covenant for the Geotechnical Report and floodplain report, which addresses the suitability of the subject property for the proposed development;
 - iv. Registration of a Restrictive Covenant for Stormwater Management

- v. 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.
- vi. 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 2019-353-RZ, 22058 119 Avenue, RS-1 to RT-2

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7583-2019 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a triplex residential building be given second reading and be forwarded to Public Hearing.

R/2021-CM-105

Moved and seconded

1. That Zone Amending Bylaw No. 7583-2019 be given second reading, 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. Approval from the Ministry of Transportation and Infrastructure;
 - iii. Road dedication on the lane to the south of the subject property as required;
 - iv. Registration of a Restrictive Covenant for Stormwater Management;
 - v. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi. Removal of existing buildings;
 - vii. 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.
 - viii. That a contribution, in the amount of \$8,200 (\$4,100/unit, excluding the first unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson – OPPOSED

1106 2020-242-RZ, Off-Street Parking and Loading Amending Bylaw; Subdivision and Development Servicing Amending Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7663-2020 and Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7671-2020 to incorporate text amendments resulting from the adoption of new Zoning Bylaw No. 7600-2019 be given first, second and third reading.

R/2021-CM-106

Moved and seconded

- 1) That Off-Street Parking and Loading Amending Bylaw No. 7663-2020 be given first, second and third reading; and**
- 2) That Subdivision and Development Servicing Amending Bylaw No. 7671-2020 be given first, second and third reading.**

CARRIED

1107 2018-249-DVP, 25180 108 Avenue

Staff report dated March 23, 2021 recommending that the Corporate Officer be authorized to sign and seal 2018-249-DVP to waive requirement for road construction for 252 Street at the east perimeter and for 106 Avenue at the south perimeter, to reduce required road dedication along 108 Avenue and to vary the required lot width in the RS-2 (Suburban Residential) zone.

The Corporate Officer advised that 9 notices were mailed in relation to the item and no correspondence was received in response.

R/2021-CM-107

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-249-DVP respecting property located at 25180 108 Avenue.

CARRIED

Councillor Duncan - OPPOSED

1108 2019-394-SD, 20857 Golf Lane, 5% Money in Lieu of Parkland Dedication

Staff report dated March 23, 2021 recommending that the owner of land proposed for subdivision at 20857 Golf Lane, under application 2019-394-SD, pay an amount that is not less than \$112,500.00.

R/2021-CM-108

Moved and seconded

That pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 20857 Golf Lane, under application 2019-394-SD, shall pay to the City of Maple Ridge an amount that is not less than \$112,500.00.

CARRIED

Councillor Robson – OPPOSED

1109 Maple Ridge Ticket Information Utilization Amending Bylaw and Maple Ridge Bylaw Notice Enforcement Amending Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020 and Maple Ridge Bylaw Notice Enforcement Amending Bylaw No. 7681-2020 to include the recently adopted Zoning Bylaw, Boulevard Maintenance Bylaw and Sign Bylaw and other housekeeping changes be given first, second and third reading.

R/2021-CM-109

Moved and seconded

That Ticket Information Utilization Amending Bylaw No.7680-2020 be given first, second and third readings; and

That Bylaw Notice Enforcement Amending Bylaw No.7681-2020 be given first, second and third readings.

CARRIED

Councillor Duncan – OPPOSED

1110 Proposed New Cannabis Retail Store, 110 - 20110 Lougheed Highway

Staff report dated March 23, 2021 recommending that the application for a non-medical cannabis retail store by Burb Cannabis Corp. located at 110 - 20110 Lougheed Highway, Maple Ridge be denied and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

R/2021-CM-110

Moved and seconded

1. That the application for a non medical cannabis retail store by Burb Cannabis Corp. located at 110 - 20110 Lougheed Highway, Maple Ridge be denied based on the information contained in the staff report dated March 23, 2021; and
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

Note: Prior to the question being called on Item 1110, Mayor Morden called point of order in response to a comment put forward by Councillor Duncan. Councillor Duncan raised a sign indicating she feels she is being censored. Mayor Morden requested that Councillor Duncan apologize for the sign display. Upon the Councillor's refusal to apologize, the Mayor ordered she be expelled from the meeting.

The question on the motion was called.

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

DEFEATED

R/2020-CM-111

Moved and seconded

1. That the non medical cannabis retail application for 110 - 20110 Lougheed Highway be deferred and;
2. That the applicant be directed to apply for a zoning bylaw text amendment.

CARRIED

Engineering Services

1131 Award of Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway

Staff report dated March 23, 2021 recommending that Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway be awarded to Sandpiper Contracting LLP, that a contract contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-112

Moved and seconded

That Contract IIT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway, be awarded to Sandpiper Contracting LLP in the amount of \$490,827.25 excluding taxes; and

That a contract contingency of \$95,000 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1132 **Award of Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path**

Staff report dated March 23, 2021 recommending that Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path be awarded to Eurovia British Columbia Inc., that a construction contingency be approved to address potential variations in field conditions, that the existing contract with R.F. Binnie & Associates Ltd. for Engineering Design Services for 232 Street Conceptual and Detailed Design (Dewdney Trunk Road to 116 Avenue) be increased and that the Corporate Officer be authorized to execute the contracts.

R/2021-CM-113

Moved and seconded

That Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path, be awarded to Eurovia British Columbia Inc. in the amount of \$2,768,669.89 excluding taxes; and

That a construction contingency of \$275,000.00 be approved to address potential variations in field conditions; and

That the existing R.F. Binnie & Associates Ltd. contract for Engineering Design Services for 232 Street Conceptual and Detailed Design (Dewdney Trunk Road to 116 Avenue) be increased by \$100,000.00; and further

That the Corporate Officer be authorized to execute the contracts.

CARRIED

Corporate Services

1151 Community Development & Enterprise Services Committee Quarterly Update and Terms of Reference Amendment

Staff report dated March 23, 2021 recommending that the Terms of Reference for the Community Development & Enterprise Services Committee be approved.

R/2021-CM-114

Moved and seconded

That the revised Terms of Reference for the Community Development & Enterprise Services Committee be approved.

CARRIED

Parks, Recreation & Culture

1171 Festival Grant Program Recommendations – Intake One 2021

Staff report dated March 23, 2021 recommending that the Festival Grant Program – Intake One 2021 allocations for events taking place between May 1 and October 31, 2021 be approved.

R/2021-CM-115

Moved and seconded

That the recommended Festival Grant Program - Intake One 2021 allocations, totaling \$71,120, for events taking place between May 1 and October 31, 2021 be approved.

CARRIED

Administration

1191 Maple Ridge Council Procedure Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Council Procedure Bylaw No. 7700-2021 be given first, second and third reading and that the legislated public notice be given.

R/2021-CM-116

Moved and seconded

That Council Procedure Bylaw No. 7700-2021 be given first, second and third reading; and further,

That the legislated public notice between third reading and adoption be given.

CARRIED

Note: Item 1192 has been moved to the Items on Consent section as Item 702.3

1192 **Fraser River Waterfront Revitalization Initiative**

1200 ***STAFF REPORTS*** – Nil

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

1400 ***PUBLIC QUESTION PERIOD***

Jon Kingsbury

Mr. Kingsbury spoke on the application to allow property across the street from his residence to be used for outdoor paintball. He expressed concern with the impact on the environment particularly with the close proximity to a bird sanctuary. He asked questions about the property, the existing gravel operation, the industrial park and plans for that property.

1500 ***MAYOR AND COUNCILLORS' REPORTS***

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

The Mayor provided a video presentation on his quarterly update.

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

1700 ***ADJOURNMENT*** – 9:01 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer