

City of Maple Ridge

***COUNCIL WORKSHOP MINUTES***

April 26, 2022

The Minutes of the City Council Meeting held on April 26, 2022 at 9:00 a.m. held virtually and hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<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	S. Labonne, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
<i>ABSENT</i>	
Councillor K. Duncan	
	<i>Other Staff as Required</i>
	T. Cotroneo, Manager of Community Engagement
	K. Gowan, Planner
	M. McMullen, Manager of Development & Environmental Services
	R. Ollenberger, Manager of Infrastructure Development
	D. Pope, Director, Recreation & Community Engagement
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	L. Zosiak, Manager of Community Planning

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These Minutes are posted on the City Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

Note: Due to COVID Councillors Robson, Svendsen and Yousef participated virtually.

1. ***APPROVAL OF THE AGENDA***

R/2022-WS-016

It was moved and seconded

**That the agenda of the April 26, 2022 Council Workshop Meeting be approved as circulated.**

CARRIED

2. ***ADOPTION OF MINUTES***

2.1 **Minutes of the March 29, 2022 Council Workshop Meeting**

R/2022-WS-017

It was moved and seconded

**That the minutes of the Council Workshop Meeting of March 29, 2022 be adopted as circulated.**

CARRIED

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** - Nil

Note: Councillor Svendsen joined the meeting at 9:10 a.m.

4. ***UNFINISHED AND NEW BUSINESS***

4.1 **Parks, Recreation and Culture Engagement Program**

Stephen Slawuta of RC Strategies on Engagement Program reviewed the project phases, timelines for completion and opportunities for public input, invited Council feedback and answered questions from Council.

Note: Councillor Meadus left the meeting at 9:55 a.m. and rejoined at 9:56 a.m.

Note: Councillor Robson joined the meeting at 9:58 a.m.

4.2 **Market Update and Secondary Suites Regulatory Options**

Staff report dated April 26, 2022, providing a housing and rental market update along with accessory dwelling unit regulatory options. Staff presented the recommendations and answered questions from Council. Council reviewed each of the below recommendations individually and provided feedback to staff on the recommendations and priorities.

Note: Councillor Yousef left the meeting at 10:53 a.m. and returned at 10:57 a.m.

Council discussed the various recommendations from the Staff report:

<b>Secondary Suite Recommendations:</b>	<b>Support</b>	<b>Opposed</b>	<b>Outcome</b>
<b>1. That staff prepare amendments to the Zoning Bylaw to remove the maximum and minimum gross floor area requirement for secondary suites;</b>	Dueck, Meadus, Mayor, Svendsen, Yousef (would support no minimum but wants maximum)	Robson	General support

<p>2. That staff develop 'Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite' in the BC Building Code;</p> <p>(discussion between members - will require more details and have not seen building recommendations)</p>	<p>Meadus, Robson, Dueck, Yousef, Svendsen, Mayor</p>		<p>General support</p>
<p>3. That staff prepare amendments to the Zoning Bylaw to permit secondary suites in all single detached residential zones -</p> <p>Amended by Dueck:          That staff bring back options looking at potentially allowing secondary suites in R2 and R3 and bring a report back to Council</p>	<p>Dueck (should have conversation with neighbors), Meadus, Mayor, Yousef (wants to look at area plans not all single detached residential zones and based on size of property), Robson (has issue with saying it is for all neighborhoods - needs to be selective - did not oppose Dueck's amended language),</p>	<p>Svendsen</p>	<p>General support on amended wording</p>
<p>4. That staff prepare options for amendments to the Zoning Bylaw to permit secondary suites in ground-orientated duplexes and townhouses</p> <p>(discussion between members and staff - work best with walkout basement units and reach out to other municipalities - staff would put it on the bottom of the priority list)</p>	<p>Meadus, Mayor, Dueck (duplex ok - townhouse depends on size depends on neighborhood and size of townhouse), Svendsen (change requirements for apron and parking requirements for units, may be most suited in complete communities)</p>	<p>Yousef, Robson</p>	<p>General Support</p>
<p>5. That staff prepare amendments to the Zoning Bylaw permit lock-off suites in apartments and stacked townhouses</p>	<p>Meadus</p>	<p>Yousef, Dueck, Svendsen, Robson (if it was accompanied by owner occupier), Mayor</p>	<p>General opposition</p>
<p><b>Detached Garden Suite Recommendations:</b></p>	<p>Support</p>	<p>Opposed</p>	<p>Outcome</p>
<p>6. That staff prepare amendments to the Zoning Bylaw to permit secondary suites and detached garden suites on the same lot in the Agricultural Land Reserve</p> <p>(discussion between members and staff - look to do what the ALC allows)</p>	<p>Dueck (in order to support agricultural use of property), Mayor, Svendsen (it is being allowed by ALC), Yousef (if consistent with ALR), Robson did not oppose</p>	<p>Meadus (does not see this going much to farm use)</p>	<p>General support</p>

7. That staff prepare amendments to the Zoning Bylaw to allow flexible siting of a detached garden suite on a lot	Mayor, Yousef, Dueck, Meadus	Svensden, Robson	General support
8. That staff prepare amendments to the Zoning Bylaw to remove the minimum size requirement for detached garden suites	Yousef, Dueck, Meadus, Mayor	Svensden, Robson	General support
9. That staff prepare amendments to the Zoning Bylaw to permit larger detached garden suites in specific residential zones  (discussion between members and staff – staff would envision this on larger properties)	Dueck, Meadus, Mayor (with clear efforts to avoid subdivision), Yousef (with a maximum up to 140m <sup>2</sup> )	Robson, Svensden	General support
10. That staff prepare amendments to the Zoning Bylaw to permit secondary suites and detached garden suites on the same lot in all residential zones	Meadus, Dueck, Mayor, Svensden	Robson, Yousef (lot size and area plan should be considered)	General support
11. That staff develop a program, for council consideration, that would create “pre-approved” building plan templates for detached garden suites	Svensden, Meadus, Dueck, Mayor	Robson, Yousef	General support

R/2022-WS-018

It was moved and seconded

**That the current bylaw enforcement related to the issue of unregistered secondary suites be held in abeyance during the review of the bylaw unless there is an obvious nuisance situation that staff are to enforce.**

CARRIED

Note: The meeting recessed at 12:19 p.m. and reconvened at 12:33 p.m., with all members of Council present except Councillors Svensden and Duncan.

#### 4.3 2022 Property Tax Rates Bylaw and 2022-2026 Financial Plan Amending Bylaw

T. Thompson, Director of Finance provided a detailed presentation on the 2022 Property Tax Rates Bylaw and 2022-2026 Financial Plan Amending Bylaw, presented a new alternative 4, and compared alternatives 3 and 4. Staff responded to questions from Council. Council unanimously provided direction to bring Alternative 4 forward to the Regular Council meeting of May 3, 2022 for consideration.

Note: Councillor Dueck left the meeting at 1:08 p.m. and returned at 1:09 p.m.

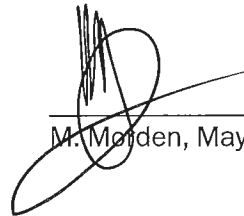
#### 5. *CORRESPONDENCE* – Nil

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL* - Nil
7. *MATTERS DEEMED EXPEDIENT* - Nil
8. *NOTICE OF CLOSED COUNCIL MEETING* - Nil
9. *ADJOURNMENT* - 1:15 p.m.

Certified Correct

A handwritten signature in blue ink, appearing to read "P. Hlavac-Winsor", written over a horizontal line.

P. Hlavac-Winsor, Acting Corporate Officer

A handwritten signature in black ink, appearing to read "M. Morden", written over a horizontal line.

M. Morden, Mayor

