

City of Maple Ridge

COUNCIL MEETING MINUTES

April 27, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on April 27, 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 C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	T. Thompson, Director of Finance
	<i>Other Staff as Required</i>
<i>ABSENT</i>	C. Goddard, Director of Planning
Councillor K. Duncan	K. Gowan, Planner

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 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-131

It was moved and seconded

That the agenda of the Regular Council Meeting of April 27, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Special Council Meeting of April 6, 2021 and the Regular Council Meeting of April 13, 2021

R/2021-CM-132

It was moved and seconded

That the minutes of the Special Council Meeting of April 6, 2021 and the Regular Council Meeting of April 13, 2021 be adopted as circulated.

CARRIED

402 Report of the Public Hearing of April 20, 2021

R/2021-CM-133

It was moved and seconded

That the report of the Public Hearing of April 20, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **New Westminster & District Labour Council - Day of Mourning for Workers Injured and Killed on the Job**

- Barbara Owen, Labour Council Delegate

Ms. Owen gave a verbal presentation providing information on workplace health and safety and speaking on the purpose of the Day of Mourning for Workers Injured and Killed on the Job. She highlighted the negative impact the COVID-19 pandemic has had on workers, particularly those on the front line.

602 **Maple Ridge Community Heritage Commission**

- Shane Gehring, Chair

Mr. Gehring gave a presentation providing information on the mandate of the Community Heritage Commission, projects recently completed, recipients of heritage awards and projects which are ongoing.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings

- April 14, 2021

701.2 Committees and Commissions of Council Meetings

- Community Development & Enterprise Services Committee – March 22, 2021

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

705 ***Recommendation to Receive Items on Consent***

R/2021-CM-134

It was moved and seconded

That the items on the Consent Agenda of the April 27, 2021 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: *Items 1001 to 1003 are from the April 20, 2021 Public Hearing*

Bylaws for Third Reading

1001 **2018-097-RZ, 21571 121 Avenue**

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). The current application is to permit a future subdivision of two lots.

R/2021-CM-135

Moved and seconded

That Zone Amending Bylaw No. 7460-2018 be given third reading.

CARRIED

1002 **2019-353-RZ, 22058 119 Avenue**

Maple Ridge Zone Amending Bylaw No. 7583-2019

To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex residential building.

R/2021-CM-136

Moved and seconded

That Zone Amending Bylaw No. 7583-2019 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1003 **2021-029-RZ, Various**

The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the Local Government Act.

1003.1 **20834 Dewdney Trunk Road**

Maple Ridge Zone Amending Bylaw No. 7702-2021

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

R/2021-CM-137

Moved and seconded

That Zone Amending Bylaw No. 7702-2021 be given third reading and be adopted.

CARRIED

1003.2 **PID 005-255-911; Dewdney Trunk Road (south/west of 20834)**

Maple Ridge Zone Amending Bylaw No 7703-2021

To rezone from Land Use Contract to P-1 Park and School

R/2021-CM-138

Moved and seconded

That Zone Amending Bylaw No. 7703-2021 be given third reading and be adopted.

CARRIED

1003.3 **20931 Camwood Avenue, 20933 Camwood Avenue, 20935 Camwood Avenue, 20937 Camwood Avenue, 20939 Camwood Avenue, 20941 Camwood Avenue, 20943 Camwood Avenue, 20945 Camwood Avenue**

Maple Ridge Zone Amending Bylaw No. 7704-2021

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

R/2021-CM-139

Moved and seconded

That Zone Amending Bylaw No. 7704-2021 be given third reading and be adopted.

CARRIED

1003.4 **11927/35 203 Street**

Maple Ridge Zone Amending Bylaw No. 7705-2021

To rezone from Land Use Contract to CS-1 Service Commercial

R/2021-CM-140

Moved and seconded

That Zone Amending Bylaw No. 7705-2021 be given third reading and be adopted.

CARRIED

1003.5 **12038 224 Street**

Maple Ridge Zone Amending Bylaw No. 7706-2021

To rezone from Land Use Contract and RS-1 (Single Detached Residential) to P-1 (Park and School)

R/2021-CM-141

Moved and seconded

That Zone Amending Bylaw No. 7706-2021 be given third reading and be adopted.

CARRIED

1003.6 **23443 Lougheed Highway**

Maple Ridge Zone Amending Bylaw No. 7707-2021

To rezone from Land Use Contract to A-1 Small Holding Agricultural

R/2021-CM-142

Moved and seconded

That Zone Amending Bylaw No. 7707-2021 be given third reading and be adopted.

CARRIED

1003.7 **12204 McTavish Place, 12208 McTavish Place, 12212 McTavish Place, 12218 McTavish Place, 12229 McTavish Place, 21070 Stonehouse Avenue, 21092 Stonehouse Avenue**
Maple Ridge Zone Amending Bylaw No. 7709-2021
To rezone from Land Use Contract to RS-1b Single Detached (Medium Density) Residential

R/2021-CM-143

Moved and seconded

That Zone Amending Bylaw No. 7709-2021 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

1004 **Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7722-2021**
To add new terms and fees resulting from the adoption of Zone Amending Bylaw No. 7651-2020

R/2021-CM-144

Moved and seconded

That Business Licencing and Regulation Amending Bylaw No. 7722-2021 be adopted.

CARRIED

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

R/2021-CM-145

Moved and seconded

That Zone Amending Bylaw No. 7629-2020 Vape Retail Prohibition be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2018-041-RZ, 11621, 11607 and 11633 Burnett Street, RS-1 to RM-2**

Staff report dated April 20, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7724-2021 to amend the conservation boundary be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7444-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit an apartment building containing approximately 57 apartment units in a six storey building be given second reading and be forwarded to Public Hearing.

R/2021-CM-146

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. 7724-2021 on the municipal website and requiring that the applicant host a Virtual 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. 7724-2021 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. 7724-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7724-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7 444-2018 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) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedules "B" and "C";

- iv) Road dedication on Burnett Street to be determined based on a final cross section demonstrating all services, the sidewalk, lighting , etc. can be accommodated in a proposed narrower right of way;
- v) Park dedication as required and removal of all debris and garbage from park land;
- vi) Consolidation of the subject properties;
- vii) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;
- viii) Registration of a Restrictive Covenant for stormwater management, including maintenance requirements;
- ix) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- x) Registration of a Restrictive Covenant for four (4) Adaptive Housing units;
- xi) Removal of existing building/s;
- xii) Coordination of the proposed variances with final design plans as detailed in this report dated April 20, 2020;
- xiii) 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.
- xiv) That a voluntary contribution, in the amount of \$176,700.00 (\$3,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions. xv) Cash Contribution for additional Density at a rate of \$161.46 per square metre (\$15.00 per square foot) of density over 1.8 FSR in the amount of approximately \$127,292.48, and
- xvi) A cash contribution of \$152,000.00 for parking in-lieu in accordance with Schedule C of the Off-Street Parking and Loading Bylaw No. 4350-1990.

CARRIED

Councillor Robson, Councillor Svendsen - OPPOSED

1102 2018-430-RZ, 23717 and 23689 Fern Crescent, RS-2 to RM-1

Staff report dated April 20, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7730-2021 to adjust land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7520-2018 to rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction

of a 35 unit townhouse development be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-147

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. 7730-2021 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. 7730-2021 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. 7730-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7730-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7520-2018 as amended in the staff report dated April 20, 2021, 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 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 4 - Trails/ Open Space;
 - iii) Road dedication on Fern Crescent as required;
 - iv) Park dedication as required, including construction of a parkside trail and removal of all debris and garbage from park land and provision of security for this work;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;

- viii) Registration of a Statutory Right-of-Way plan and agreement for a Public Trail;
- ix) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management
- x) Removal of existing buildings;
- xi) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
- xii) 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.
- xiii) That a voluntary contribution, in the amount of \$143,500.00 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1103 2020-228-RZ, 25629 Bosonworth Avenue, RS-2 to RS-3

Staff report dated April 20, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021 to re-designate a portion of the lot from Suburban Residential to Agricultural be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7672-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential) to permit a panhandle portion of the lot to be subdivided off and consolidated with adjacent land to the north be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-148

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. 7733-2021 on the municipal website, 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. 7733-2021 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. 7733-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7733-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7672-2020 be given second reading as amended and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Adjustment of existing registered legal documents, as may be necessary.

CARRIED

Engineering Services

1131 Award of Contract RFP-OP21-6: Municipal Replacement Single Cab, Dual Wheel Mechanics Truck with Crane

Staff report dated April 20, 2021 recommending that Contract RFP-OP21-6 for the supply and delivery of one single cab, dual wheel mechanics truck with crane be awarded to Metro Motors Ltd. and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-149

Moved and seconded

That Contract RFP-OP21-6 for the Supply and Delivery of One (1) Single Cab, Dual Wheel Mechanics Truck with Crane be awarded to Metro Motors Ltd. in the amount of \$179,054.00 (excluding taxes); and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

1151 Maple Ridge Water Service Amending Bylaw

Staff report dated April 20, 2021 recommending that Maple Ridge Water Service Amending Bylaw No. 7726-2021 to include water rates for the next five years be given first, second and third reading.

R/2021-CM-150

Moved and seconded

That Water Service Amending Bylaw No. 7726-2021 be given first, second and third reading.

CARRIED

1152 Maple Ridge 2021-2015 Financial Plan Amending Bylaw

Staff report dated April 20, 2021 recommending that Maple Ridge 2021-2025 Financial Plan Amending Bylaw No. 7727-2021 to update the financial plan to reflect information received since the plan's adoption in January 2021 be given first, second and third reading.

R/2021-CM-151

Moved and seconded

That 2021-2025 Financial Plan Amending Bylaw No. 7727-2021 be given first, second and third reading.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1153 Maple Ridge 2021 Property Tax Rates Bylaw

Staff report dated April 20, 2021 recommending the Maple Ridge 2021 Property Tax Bylaw No. 7728-2021 to establish property tax rates for Municipal and Regional District purposes for the year 2021 be given first, second and third reading.

R/2021-CM-152

Moved and seconded

That 2021 Property Tax Bylaw No. 7728-2021 be given first, second and third reading.

CARRIED

Councillor Robson, Councillor Yousef – OPPOSED

1154 Albion and Maple Ridge Road 13 Dyking Districts 2021 Tax Rate Bylaws

Staff report dated April 20, 2021 recommending that Albion Dyking District Tax Rates Bylaw No. 7736-2021 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7737-2021 to impose taxes upon lands in the aforementioned dyking districts be given first, second and third reading.

R/2021-CM-153

Moved and seconded

That Albion Dyking District Tax Rates Bylaw No. 7736-2021 and Road 13 Dyking District Tax Rates Bylaw No. 7737-2021 be give first, second and third reading.

CARRIED

1155 **Greenhouse Gas Reduction Targets, Official Community Plan Amending Bylaw No. 7688-2020**

Staff report dated April 20, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020 to adjust the City's greenhouse gas emission targets to align with global climate change science endorsed by the Intergovernmental Panel on Climate Change be given second reading and be forwarded to Public Hearing.

R/2021-CM-154

Moved and seconded

That Official Community Plan Amending Bylaw No. 7688-2020 be given second reading and be forwarded to Public Hearing.

CARRIED

Parks, Recreation & Culture – Nil

Administration – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***PUBLIC QUESTION PERIOD***

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

1700 *ADJOURNMENT* - 9:10 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer