

City of Maple Ridge

COUNCIL MEETING MINUTES

May 11, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on May 11, 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	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

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.

Note: Councillor Duncan not in attendance at the start of the meeting.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2021-CM-155

It was moved and seconded

That the agenda of the Regular Council Meeting of May 11, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of April 27, 2021

R/2021-CM-156

It was moved and seconded

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

CARRIED

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

Note: Councillor Duncan joined the meeting at 7:06 p.m.

600 ***DELEGATIONS***

601 **Re-designation of Yennadon Lands**

- Zuzana Vasko

Ms. Vasko provided a presentation relative to the environmental impacts of the proposed development on the Yennadon Lands. She requested that the City retain and expand wildlife corridors and protect existing ecosystems.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings of April 21 and April 28, 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-157

It was moved and seconded

That items on the consent agenda of the Council Meeting of May 11, 2021 be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE***

901 **Metro Vancouver – Consent to Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012**

Letter dated May 4, 2021 from Chris Plagnol, Corporate Officer, Metro Vancouver, requesting a resolution from the City of Maple Ridge Council consenting to the approval of the adoption of Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 on behalf of the electors to amend the service by adding the City of Richmond and directing staff to notify the Metro Vancouver Regional District Board of its consent.

R/2021-CM-158

Moved and seconded

That the Council of the City of Maple Ridge consents to the approval of the adoption of Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.

CARRIED

1000 ***BYLAWS***

Bylaws for Adoption

Note: Item 1001 was withdrawn and deferred to the May 25, 2021 Council Meeting

1001 **2017-124-RZ, 12555, 12599 and 12516 240 Street and 12511 241 Street -**

1002 **2017-306-RZ, 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 and 12140 223 Street**
Staff report dated May 11, 2021 recommending adoption

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019**
To amend the Town Centre Area Plan Designation Map for properties on 223 Street from Single Family Residential to Low Rise Apartment

R/2021-CM-159

Moved and seconded

That Official Community Plan Amending Bylaw No. 7577-2019 be adopted.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7366-2017**
To rezone from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment Residential) to permit construction of 3 apartment buildings with a total of 330 units.

R/2021-CM-160

Moved and seconded

That Zone Amending Bylaw No. 7366-2017 be adopted.

CARRIED

1003 **Maple Ridge Council Procedure Bylaw No. 7700-2021**
To regulate the proceedings of Council, Council Meetings and other Council reporting bodies

R/2021-CM-161

Moved and seconded

That Council Procedure Bylaw No. 7700-2021 be adopted.

CARRIED

Councillor Duncan – OPPOSED

1004 Maple Ridge Water Service Amending Bylaw No. 7726-2021

To include water rates for the next five years

R/2021-CM-162

Moved and seconded

That Water Service Amending Bylaw No. 7726-2021 be adopted.

CARRIED

1005 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

R/2021-CM-163

Moved and seconded

That 2021-2015 Financial Plan Amending Bylaw No. 7727-2021 be adopted.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1006 Maple Ridge 2021 Property Tax Rates Bylaw No. 7728-2021

To establish property tax rates for Municipal and Regional District purposes for the year 2021

R/2021-CM-164

Moved and seconded

That 2021 Property Tax Rates Bylaw No. 7728-2021 be adopted.

CARRIED

Councillor Robson, Councillor Yousef – OPPOSED

1007 2021 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts

1007.1 Albion Dyking District Tax Rates Bylaw No. 7736-2021

To impose taxes upon lands in the Albion Dyking District for purposes of dyke maintenance and improvements and equipment repair and maintenance

R/2021-CM-165

Moved and seconded

That Albion Dyking District Tax Rates Bylaw No. 7736-2021 be adopted.

CARRIED

1007.2 Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7737-2021

To impose taxes upon lands in Maple Ridge Road 13 Dyking District for purposes of dyke maintenance and improvements and equipment repair and maintenance

R/2021-CM-166

Moved and seconded

That Road 13 Dyking District Tax Rates Bylaw No. 7737-2021 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 2016-195-CP, Employment Lands, Re-designation of Yennadon Lands to Industrial (Employment Park Category)

Staff report dated May 4, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021 and Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021 to allow re-designation of the Yennadon Lands for an employment future be given first reading.

R/2021-CM-167

Moved and seconded

- 1. That in respect of Section 475 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 Improvement District Boards, and**
 - vi. The Provincial and Federal Governments and their agencies;****

In that regard it is recommended that no additional consultation be required in respect of this matter beyond the referral process, and early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public, Metro Vancouver and the Agricultural Land Commission to comment.

2. **That Official Community Plan Policy Amending Bylaw No. 7734-2021 and Official Community Plan Amending Land Use Designation Bylaw No. 7735-2021 be given first reading.**

CARRIED

1102 **2019-337-RZ, 11822 Owen Street, RS-1 to RT-2**

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7732-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future multi-family development into a Courtyard form with six 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.

R/2021-CM-168

Moved and seconded

1. **That Zone Amending Bylaw No. 7732-2021 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, taking into consideration the applicable Ground Oriented Residential Infill Design Guidelines, and the Hammond Area Development Guidelines.**

CARRIED

Councilor Robson – OPPOSED

1103 **2020-009-RZ, 13586 232 Street, RS-3 to RST, R-2 and RS-1**

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7731-2021 to rezone from RS-3 (Single Detached Rural Residential) to RST (Street Townhouse Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RS-1 (Single Detached Residential), for a future subdivision of approximately 10 lots to permit the creation of four single family lots and six lots with six townhouse units be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-169

Moved and seconded

1. In respect of Section 475 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 Zone Amending Bylaw No. 7731-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1104 2021-104-RZ, 22337 St. Anne Avenue, RS-1 to RM-2

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7720-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a market-oriented, apartment building consisting of approximately 20 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.

R/2021-CM-170

Moved and seconded

1. In respect of Section 475 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, and;

2. That Zone Amending Bylaw No. 7720-2021 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, along with the additional requirements discussed in this report.

CARRIED

Councillor Robson – OPPOSED

1105 **2017-306-DVP, 2017-306-DP, 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 and 12149 223 Street**

Staff report dated May 4, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-306-DVP to reduce lot line setbacks, increase maximum building height to allow a fifth floor for specified buildings and allow seven of the required residential parking spaces to be at grade, and that the Corporate Officer be authorized to sign and seal 2017-306-DP to permit three 5-storey condominium buildings to be built in three phases.

The Corporate Officer advised that 223 notices were mailed out in relation to the item and that one piece of correspondence expressing concern was received.

R/2021-CM-171

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2017-306-DVP respecting properties located at 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 & 12149 223 Street; and further

2. That the Corporate Officer be authorized to sign and seal 2017-306-DP respecting properties located at 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 & 12149 223 Street.

CARRIED

1106 2021-171-DP, 12040 240 Street, Amendment

Staff report dated May 4, 2021 recommending that 2021-171-DP be amended to revise Clause 5 to allow two (2) years to commence construction and that the Corporate Officer be authorized to sign and seal 2021-171-DP as amended.

R/2021-CM-172

Moved and seconded

1. That 2021-171-DP respecting property located at 12040 240 Street be amended to revise Clause 5 to allow two (2) years to commence construction; and further
2. That the Corporate Officer be authorized to sign and seal 2021-171-DP as amended.

CARRIED

Engineering Services

1131 Contract Renewal: Hydrovac Services

Staff report dated May 4, 2021 recommending that the contracts for Hydrovac Services on an as required basis with Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. be renewed for one year and that the Corporate Officer be authorized to execute the contract extension.

R/2021-CM-173

Moved and seconded

That the contracts for Hydrovac Services on an as required basis with Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. be renewed for one year; and

That the Corporate Officer be authorized to execute the contract extension.

CARRIED

1132 Award of Contract: Pavement Rehabilitation Program

Staff report dated May 4, 2021 recommending that the contract for the Pavement Rehabilitation Program be awarded to B.A. Blacktop Ltd., that additional work locations under extra work provisions in the contract up to 15% of the value of the contract be approved and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-174

Moved and seconded

That the contract for the Pavement Rehabilitation Program be awarded to B.A. Blacktop Ltd. in the amount of \$3,166,965.46 excluding GST; and

That additional work locations under 'extra work provisions' in the contract up to 15% of the value of the contract (\$475,044.81 excluding GST), be approved; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

1151 Amended Procurement Policy No. 5.45 and Bylaw No. 7711-2021 Delegation of Procurement Authority

Staff report dated May 4, 2021 recommending that the Delegation of Procurement Authority Bylaw No. 7711-2021 to delegate procurement authority be given first, second and third reading and that Procurement Policy No. 5.45 as amended be adopted in conjunction with adoption of Bylaw No. 7711-2021.

R/2021-CM-175

Moved and seconded

That Delegation of Procurement Authority Bylaw No. 7711-2021 be given first, second and third reading; and further

That Procurement Policy No. 5.45 be adopted as amended upon adoption of Procurement Authority Bylaw No. 7711-2021.

CARRIED

1152 **2020 Consolidated Financial Statements**

Staff report dated May 4, 2021 recommending that the 2020 Financial Statements be approved.

R/2021-CM-176

Moved and seconded

That the 2020 Consolidated Financial Statements be approved.

CARRIED

Parks, Recreation & Culture – Nil

Administration

1191 **Designation of Officers Bylaw**

Staff report dated May 4, 2021 recommending that Maple Ridge Officers Designation Bylaw No. 7717-2021 to establish an officers' bylaw that reflects current legislative requirements as well as best practices be given first, second and third reading.

R/2021-CM-177

Moved and seconded

That Officers Designation Bylaw No. 7717-2021 be given first, second and third reading.

CARRIED

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.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer