

City of Maple Ridge

COUNCIL MEETING MINUTES

May 24, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on May 24, 2022 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>	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	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor R. Svendsen	A. Nurvo, Deputy Corporate Officer
Councillor A. Yousef	
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	D. Pope, Director of Recreation & Community Engagement
	A. Grochowich, Planner 2
	H. Singh, Computer Support Specialist

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: Councillor Robson participated electronically.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2022-CM-153

It was moved and seconded

That the agenda of the Regular Council Meeting of May 24, 2022 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of May 10, 2022

R/2022-CM-154

It was moved and seconded

That the minutes of the Regular Council Meeting of May 10, 2022 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

- May 11, 2022
- May 18, 2022

702 ***Reports***

702.1 Disbursements for the month ended April 30, 2022

702.2 Council Expenses recorded to April 30, 2022

702.3 Festival Grant Program Recommendations - Intake One 2022

703 ***Correspondence***

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

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

R/2022-CM-155

It was moved and seconded

That items on the Consent Agenda of the May 24, 2022 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Notice of Motion**

With the currently prohibitive housing costs and the high rate of inflation, first time home buyers are severely disadvantaged;

Recognizing the need to provide creative solutions to the housing crisis facing our residents and continue to grow our local economy;

Therefore, to ensure the proper policy framework is in place, be it resolved that Council direct staff to review the housing policy and bring forward amendments to allow a rent-to-own scheme focusing primarily on townhouses and apartments in the City of Maple Ridge.

R/2022-CM-156

It was moved and seconded

That staff review the housing policy and bring forward recommendations in conjunction with existing work on rental suites so as to determine if rent-to-own schemes are an option in the City of Maple Ridge.

CARRIED

900 ***CORRESPONDENCE*** - Nil

1000 ***BYLAWS***

Note: Items 1001 – 1007 are from the Public Hearing of May 17, 2022

Bylaws for Third Reading

1001 **2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021**

To amend the Official Community Plan Bylaw No. 7060-2014 to:

- Introduce a new category “Employment Park”: to the existing Industrial land use designation;
- Amend Employment Policy (6044) to reflect the Yennadon Lands Employment Park;
- Amend Section 64 to include the employment Park policy;

- Introduce the Yennadon Lands Employment Park Development Permit Area Guidelines; and
- To amend the Zoning Matrix to include the employment Park Land Use Category and the new M-7 (Employment Park Industrial) zone.

Staff provided background on the proposed OCP amendment of the 13 subject properties, addressed questions and concerns raised at the Public Hearing and answered Council questions.

Note: Councillor Robson left the meeting at 7:46 p.m. and returned at 7:47 p.m.

R/2022-CM-157

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021 be given third reading.

CARRIED

1001.2 Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021

To amend the Urban Area boundary to include the Yennadon lands in their entirety, and to re-designate lands from Agriculture to Industrial and Conservation.

R/2022-CM-158

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021 be given third reading.

CARRIED

1001.3 Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022

To re-designate lands from Agricultural to Industrial.

R/2022-CM-159

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022 be given third reading.

CARRIED

1002 2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road

1002.1 Maple Ridge Zone Amending Bylaw No. 7690-2020

To rezone the subject properties from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial).

R/2022-CM-160

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7690-2020 be given third reading.

CARRIED

1003 2018-429-RZ, 11052 240 Street

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7514-2018**

To re-designate a portion of the subject property from Low/Medium Density Residential to Conservation.

R/2022-CM-161

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7514-2018 be given third reading.

CARRIED

Councillor Yousef opposed

1003.2 **Maple Ridge Zone Amending Bylaw No. 7515-2018**

To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential).

R/2022-CM-162

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7515-2018 be given third reading.

CARRIED

Councillor Yousef opposed

1004 2019-001-RZ, 24440 128 Avenue

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7832-2022**

To re-designate a portion of the subject property from Suburban Residential to Conservation.

R/2022-CM-163

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7832-2022 be given third reading.

CARRIED

Councillor Robson and Councillor Yousef opposed

1004.2 Maple Ridge Zone Amending Bylaw No. 7528-2019

To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached | Suburban Residential).

R/2022-CM-164

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7528-2019 be given third reading.

CARRIED

Councillor Robson and Councillor Yousef opposed

1005 2020-250-RZ, 23939 Fern Crescent

1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7691-2020

To re-designate a portion of the subject property from Low Density Urban to Conservation.

R/2022-CM-165

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7691-2020 be given third reading.

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7692-2020

To rezone a portion of the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential).

R/2022-CM-166

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7692-2020 be given third reading.

CARRIED

1006 2021-131-RZ, 23103 136 Avenue

1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7839-2022

R/2022-CM-167

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7839-2022 be given third reading.

CARRIED

Councillor Robson and Councillor Yousef opposed

1006.2 Maple Ridge Zone Amending Bylaw No. 7725-2021

To rezone a portion of the subject property from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential).

R/2022-CM-168

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7725-2021 be given third reading.

CARRIED

Councillor Robson and Councillor Yousef opposed

1007 2021-244-RZ, 13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street

1007.1 Maple Ridge Official Community Plan Amending Bylaw No. 7846-2022

To re-designate portions of the subject properties from Eco cluster to Conservation.

R/2022-CM-169

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7846-2022 be given third reading.

CARRIED

1007.2 Maple Ridge Zone Amending Bylaw No. 7768-2021

To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

R/2022-CM-170

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7768-2021 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

Note: Item 1008 is from the April 12, 2022 Council Meeting. A Public Hearing was waived in accordance with Section 464(2) of the Local Government Act.

1008 **2019-402-RZ, 9450 287 Street**

Staff report dated May 24, 2022, recommending Zone Amending Bylaw No. 7833-2022 be given third reading and be adopted.

1008.1 **Maple Ridge Zone Amending Bylaw No. 7833-2022**

To discharge the Land Use Contract from the subject property.

R/2022-CM-171

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7833-2022 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

1009 **Maple Ridge Fees & Charges Amending Bylaw No. 7850-2022**

To provide greater clarity to the public on municipal fees and to ensure rate alignment with market levels.

R/2022-CM-172

That Maple Ridge Fees & Charges Amending Bylaw No. 7850-2022 be adopted.

CARRIED

1010 **Maple Ridge Tree Protection & Management Amending Bylaw No. 7851-2022**

To update references and public facing documentation.

R/2022-CM-173

It was moved and seconded

That Maple Ridge Tree Protection & Management Amending Bylaw No. 7851-2022 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2020-237-RZ, 11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue, RS-3 to R-1 and RM-1**

Staff report dated May 17, 2022, recommending that Zone Amending Bylaw No. 7844-2022 to rezone from RS-3 (Single Detached rural Residential) to R-

1 (Single Detached (Low Density) Urban Residential) and RM-1 (Low Density Townhouse Residential) to permit a future subdivision of approximately 38 single-family lot and a 102-townhouse unit development be given first reading and that the applicant provide further information as described in the report.

R/2022-CM-174

It was 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. 7844-2022 be given first reading; and further
3. That the applicant provide further information as described on Schedules A, C, D, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

CARRIED

Councillor Robson opposed

1102 2018-289-RZ, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place

Staff report dated May 17, 2022, recommending that Official Community Plan Amending Bylaw No. 7542-2019 be given first and second reading and forwarded to Public Hearing and that Zone amending bylaw No. 5743-2019 as amended, to rezone from RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential) to RM-1 (Townhouse Residential) to permit a future 102-unit townhouse development be given second reading and forwarded to Public Hearing.

R/2022-CM-175

It was 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. 7542-2019 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. 7542-2019 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. 7542-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7542-2019 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7543-2019 as amended, be given second reading and 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 Schedules "B" and "C";
 - iii) Road dedication as required;
 - iv) Park dedication as required, including construction of a multi-purpose trails; and removal of all debris and garbage from park land;
 - 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 pertaining to the Fraser River floodplain report, which addresses the suitability of the subject properties for the proposed development;
 - viii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - ix) Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, and Stormwater Management;
 - x) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - xi) Registration of a Restrictive Covenant for protecting the Tree Protection;
 - xii) Registration of a Restrictive Covenant for protecting the Stormwater Management;
 - xiii) Registration of a Statutory Right-of-Way plan and agreement for a Public Trail;
 - xiv) Removal of existing buildings;

- xv) In addition to the Ministry of Environment Site Disclosure Statement, 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; and
- xvi) That a voluntary contribution, in the amount of \$418,200 (\$4,100 X 102 units) be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, or at the rate adopted by Council at the time this application receives third reading.

CARRIED
Councillor Dueck opposed

1103 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

Staff report dated May 17, 2022, recommending that Zone amending Bylaw No. 7522-2018 to rezone from RS-3 (Single Detached Rural Residential) to M-3 (Business Park Industrial) to permit a future subdivision of approximately seven industrial park lots be given second reading and forwarded to Public Hearing.

R/2022-CM-176

It was moved and seconded

1. That Zone Amending Bylaw No. 7522-2018 as amended be given second reading and forwarded to Public Hearing;
2. That Council require, as a condition of subdivision approval, the developer to provide a combination of covenanted and dedicated land, in lieu of parkland dedication, in accordance with Section 510 of the Local Government Act, and waive the requirement to provide additional payment in lieu; and
3. 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 for a new road (200A Street) running north/south, parallel to Golden Ears Way, to connect Wharf Street to Kingston Street, as required;
 - iii) Road dedication for a north/south multi-use pathway, as required;
 - iv) Road dedication for a pump station located near the intersection of Hazelwood Street and Wharf Street, as required;
 - v) Registration of a Restrictive Covenant for the Geotechnical and Floodplain Report which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;

- vii) Registration of a Statutory Right-of-Way plan and agreement for storm drainage and maintenance access;
- viii) Registration of a Statutory Right-of-Way plan and agreement for public access to the trail network;
- ix) Registration of a Restrictive Covenant for Stormwater Management;
- x) Removal of existing buildings encroaching onto the property;
- xi) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the subject property;
- xii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property; and
- 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1104 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to MR-2

Staff report dated May 17, 2022, recommending that Zone Amending bylaw No. 7523-2018 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Residential) to permit a future four-storey apartment building, with approximately 88 units be given second reading and forwarded to Public Hearing.

R/2022-CM-177

It was moved and seconded

1. That Zone Amending Bylaw No. 7523-2018 as amended, be given second reading and 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 Patterson Avenue and 203 Street, as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for the Acoustic Study prepared for the subject properties;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;
 - viii) Registration of a Restrictive Covenant for Visitor Parking;

- ix) Registration of a Restrictive Covenant for the sanitary and storm pump;
- x) Removal of existing buildings;
- xi) The septic systems serving the existing dwellings must be decommissioned and removed, in accordance with Ministry of Health requirements, immediately upon connecting to the municipal Sanitary Sewer;
- xii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;
- xiii) In addition to the Ministry of Environment Site Disclosure Statement, 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; and
- xiv) That a voluntary contribution be provided in keeping with the Council Policy with regard to Community Amenity Contributions, at the rate adopted by Council at the time this application receives third reading.

CARRIED
Councillor Robson opposed

1105 2022-159-RZ, 21973 132 Avenue, Termination and Replacement of Land Use Contract and New Zone CD-1-22

Staff report dated May 17, 2022, recommending that Zone Amending Bylaw No. 7853-2022, to rezone from LUC (Land Use Contract) to a new zone CD-1-22 (Equestrian Facility and Restaurant), be given first and second reading and forwarded to Public Hearing.

R/2022-CM-178

That Zone Amending Bylaw No. 7853-2022 be given first and second reading and forwarded to Public Hearing.

CARRIED

1106 2019-244-RZ, 12155 Edge Street, Housing Agreement Bylaw

Staff report dated May 17, 2022, recommending that Housing Agreement Bylaw No. 7855-2022, to secure 209 units in the five-storey apartment building as market rental units, be given first, second and third reading.

R/2022-CM-179

It was moved and seconded

That Housing Agreement Bylaw No. 7855-2022 be given first, second and third readings.

CARRIED

1107 **2022-014-DVP, 20425 Hampton Street**

Staff report dated May 17, 2022, recommending that the Corporate Officer be authorized to sign and seal 2022-014-CVP to increase the maximum principal building height and that a restrictive covenant be authorized to be registered on title to prohibit the construction of a Secondary Suite.

Note: Councillor Robson left the meeting at 9:03 p.m. and returned at 9:04 p.m.

R/2022-CM-180

It was moved and seconded

That the Corporate Office be authorized to sign and seal 2022-014-DVP respecting property located at 20425 Hampton Street; and

That a restrictive covenant be authorized to be registered on title to prohibit the construction of a Secondary Suite on the property.

CARRIED

Engineering Services

1131 **Regional Public Works Mutual Aid Agreement for Major Emergencies**

Staff report dated May 17, 2022, recommending that the city enter into the modified Metro Vancouver Regional Public Works Mutual Aid Agreement.

R/2022-CM-181

It was moved and seconded

That the City enter into the modified Metro Vancouver Regional Public Works Mutual Aid Agreement.

CARRIED

Corporate Services

Parks, Recreation & Culture

Administration

1200 **STAFF REPORTS** - Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** - Nil

1400 ***PUBLIC QUESTION PERIOD***

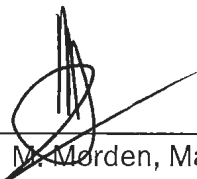
G. Telford questioned whether it would make more sense for an independent body to review Council behaviour under the Council Conduct Bylaw rather than Council itself. General Counsel and Executive Director, Legislative Services, advised that there is no methodology provided for another body to adjudicate and the Province recommends that local governments pass their own bylaws to deal with these issues.

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

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*** – 9:16 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer

