

ity of Maple Ridge

COUNCIL MEETING MINUTES

May 25, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on May 25, 2021 at 7:02 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	D. 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	
	<i>Other Staff as Required</i>
<i>ABSENT</i>	C. Goddard, Director of Planning
Councillor K. Duncan	D. Olivieri, Research Technician

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-178

It was moved and seconded

That the agenda of the Regular Council Meeting of May 25, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of May 11, 2021

R/2021-CM-179

It was moved and seconded

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

CARRIED

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

600 ***DELEGATIONS***

601 **Electric Micro-Mobility and Infrastructure, Step Code Requirements, Reduction of Greenhouse Gas Emissions**

- **Steve Ranta, Maple Ridge Climate Hub**

Steve Ranta, representing the Maple Ridge Climate Hub, provided a detailed presentation on reducing greenhouse gas emissions by focusing on the future use of micro-mobility vehicles and the implementation of the BC Energy Step Code. He encouraged the amendment of TransLink's Strategy T5 to allow access to transit stations using micro-mobility and requested that new step codes be implemented as quickly as possible rather than waiting for 2032.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- May 11, 2021
- May 18, 2021

701.2 Committees and Commissions of Council Meetings

- Audit & Finance Committee Meeting – March 8, 2021
- Community Development & Enterprise Services Committee Meeting – April 19, 2021

702 **Reports**

703 **Correspondence**

- 704 **Release of Items from Closed Council Status**
From the Closed Council Meeting of June 2, 2020
Item 4.1 Extension of Option to Purchase – 22576 Brown Avenue

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

R/2021-CM-180

It was moved and seconded

That items on the consent agenda of the May 25, 2021 Council Meeting be received into the record.

CARRIED

- 800 ***UNFINISHED BUSINESS***

- 801 **2013-096-RZ, Off-Street Parking and Loading Amending Bylaw, Tandem Parking Garage Within Townhouse Developments Policy**

Staff report dated May 25, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7564-2019 to provide a definition for tandem parking with restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone be given first and second reading and be forwarded to Public Hearing, that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7565-2019 to provide storage space and longer driveway options be given first and second reading and that Maple Ridge Parking Garage Units Within Townhouse Developments Policy be adopted.

R/2021-CM-181

Moved and seconded

- 1. That Zone Amending Bylaw No. 7564-2019 be given first and second readings, and be forwarded to Public Hearing;**
- 2. That Off-Street Parking and Loading Amending Bylaw No. 7565-2019 be given first and second readings; and**
- 3. That Tandem Parking Garage Units Within Townhouse Developments Policy be adopted.**

CARRIED

802 **2017-124-RZ, 12555, 12599 and 12516 240 Street and 12511 241 Street**

802.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**

To rescind third reading of the bylaw to amend the Land Use Designation Map for portions of the site from Estate Suburban to Conservation and Forest and that second reading be forwarded to the Public Hearing on June 15, 2021.

R/2021-CM-182

Moved and seconded

That third reading of Official Community Plan Amending Bylaw No. 7537-2019 be rescinded and that the bylaw for second reading be forwarded to the Public Hearing of June 15, 2021.

CARRIED

802.2 **Maple Ridge Zone Amending Bylaw No. 7343-2017**

To rescind second and third reading of the bylaw to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site and that second reading as amended be forwarded to the Public Hearing on June 15, 2021.

R/2021-CM-183

Moved and seconded

That third reading and second reading of Zone Amending Bylaw No. 7343-2017 be rescinded and that Zone Amending Bylaw No. 7343-2017 be amended in accordance with the amendments proposed in Appendix B; and that Zone Amending Bylaw No. 7343-2017 be given second reading as amended, and that the bylaw for second reading be forwarded to the Public Hearing of June 15, 2021.

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: *Items 1001 to 1006 are from the May 18, 2021 Public Hearing*

Bylaws for Third Reading

1001 **2020-228-RZ, 25629 Bosonworth Avenue**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021**

To re-designate the panhandle portion of the lot from Suburban Residential to Agricultural

R/2021-CM-184

Moved and seconded

That Official Community Plan Amending Bylaw No. 7733-2021 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7672-2020

To rezone the panhandle portion of the lot, from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential). The current application is to allow the panhandle lot to be subdivided off and consolidated with adjacent lands to the north.

R/2021-CM-185

Moved and seconded

That Zone Amending Bylaw No. 7672-2020 be given third reading.

CARRIED

1002 2018-041-RZ, 11621, 11607 and 11633 Burnett Street

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7724-2021

To amend the Town Centre Area Plan Schedule 1 from Low-Rise Apartment and Conservation to Conservation and Low-Rise Apartment, and to Amend Schedule C to add to Conservation and to remove from Conservation, to reflect ground truthing and to achieve a habitat balance and accommodate a six storey apartment building with underground parking.

R/2021-CM-186

Moved and seconded

That Official Community Plan Amending Bylaw No. 7724-2021 be given third reading.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7444-2018

To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of an apartment building containing approximately 57 units in a six storey building.

R/2021-CM-187

Moved and seconded

That Zone Amending Bylaw No. 7444-2018 be given third reading.

CARRIED

1003 2018-430-RZ, 23717 and 23689 Fern Crescent

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7730-2021

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 from Conservation, Medium/High Density Residential and Eco-Cluster to Medium/High Density Residential and Conservation, and to Amend Figure 4 – Trails/Open Spaces of the Silver Valley Area Plan to Remove from Conservation and to add to Conservation, adjusting land use designations to fit site conditions.

R/2021-CM-188

Moved and seconded

That Official Community Plan Amending Bylaw No. 7730-2021 be given third reading.

CARRIED

1003.2 Maple Ridge Zone Amending Bylaw No. 7520-2018

To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential). The current application is to permit the future construction of a 35 unit townhouse development.

R/2021-CM-189

Moved and seconded

That Zone Amending Bylaw No. 7520-2018 be given third reading.

CARRIED

1004 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road

1004.1 Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020

To amend Section 6.3.5, Commercial Node, to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial.

R/2021-CM-190

Moved and seconded

That Official Community Plan Amending Bylaw No. 7638-2020 be given third reading.

CARRIED

1004.2 Maple Ridge Zone Amending Bylaw No. 7501-2018

To rezone from C-1 (Neighbourhood Commercial) and RS-1 (Single Detached Residential) to C-2 (Community Commercial). The current application is to permit the future construction of a two storey mixed use commercial development.

R/2021-CM-191

Moved and seconded

That Zone Amending Bylaw No. 7501-2018 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1005 Greenhouse Gas Reduction Targets

Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020

To adjust the City's community greenhouse gas emission targets to align with the world-wide reductions needed to limit global warming to 1.5 degrees Celsius.

R/2021-CM-192

Moved and seconded

That Official Community Plan Amending Bylaw No. 7688-2020 be given third reading and be adopted.

CARRIED

1006 2017-231-RZ, Assisted Living Residences in Residential Areas

Maple Ridge Zone Amending Bylaw No. 7723-2021

To permit and regulate all classes of Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building and to provide a Density Bonus allowing a maximum of up to 10 residents per building for all classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

R/2021-CM-193

Moved and seconded

That Zone Amending Bylaw No. 7723-2021 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

1007 **2019-425-RZ, 25057, 25123 and 25171 112 Avenue**

1007.1 **Maple Ridge Official Community Amending Bylaw No. 7605-2020**

To amend the Albion Area Plan Schedule 1 and Figure 1 Land Use Designation from Low/Medium Density Residential to Single Family Residential and Conservation.

R/2021-CM-194

Moved and seconded

That Official Community Amending Bylaw No. 7605-2020 be adopted.

CARRIED

1007.2 **Maple Ridge Zone Amending Bylaw No. 7606-2020**

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit approximately 83 single-family lots.

R/2021-CM-195

Moved and seconded

That Zone Amending Bylaw No. 7606-2020 be adopted.

CARRIED

1008 **Maple Ridge Delegation of Procurement Authority Bylaw No. 7711-2021**

To delegate procurement powers, duties and functions to officers and employees of the City.

R/2021-CM-196

Moved and seconded

That Delegation of Procurement Authority Bylaw No. 7711-2021 be adopted.

CARRIED

Note: Item 1009 is on the agenda for adoption in conjunction with the adoption of Delegation of Procurement Authority Bylaw No. 7711-2021.

1009 **Amended Procurement Policy No. 5.45**

To provide for the delegation of certain procurement authority and outline duties and responsibilities of the various parties involved in conjunction with Delegation of Procurement Authority Bylaw No. 7711-2021.

R/2021-CM-197

Moved and seconded

That Procurement Policy No. 5.45 be adopted as amended.

CARRIED

1010 **Maple Ridge Officers Designation Bylaw No. 7717-2021**

To establish an officers' bylaw that reflects current legislation requirements as well as best practices.

R/2021-CM-198

Moved and seconded

That Officers Designation Bylaw No. 7717-2021 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2020-350-AL, 22673 132 Avenue, Non-Farm Use Application**

Staff report dated May 18, 2021 recommending that Application 2020-350-AL for Non-Farm Use to allow a play area of approximately 232 m² (2500 ft²) to supplement existing agri-tourism activities within the farm at 22673 132 Avenue be authorized to proceed to the Agricultural Land Commission.

R/2021-CM-199

Moved and seconded

That the Non-Farm Use Application 2020-350-AL, respecting the property located at 22673 132 Avenue, be authorized to proceed to the Agricultural Land Commission.

CARRIED

1102 **2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley, RS-3 to R-1, R-2 and RST**

Staff report dated May 18, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021 to revise boundaries of the land use designations to fit the site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7662-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RST (Street

Townhouse Residential) to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units be given second reading and be forwarded to Public Hearing.

R/2021-CM-200

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. 7739-2021 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. 7739-2021 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. 7739-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7739-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7662-2020 be given second reading, as amended, and be forwarded to Public Hearing: and,
- 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 as required;
 - iv) Park dedication as required, including construction of walkways, 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 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 Sanitary Sewer Line and Watermain Line;**
- ix) **Registration of Restrictive Covenants for Tree Protection and Stormwater Management;**
- x) **Removal of existing buildings;**
- xi) **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.**
- xii) **That a voluntary contribution, in the amount of \$313,400.00 (\$4,100.00/townhouse unit and \$5,100.00/single family lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

CARRIED

1103 2021-092-RZ, 12414 216 Street, RS-1 to R-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7754-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of approximately two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-201

Moved and seconded

1. **That Zone Amending Bylaw No. 7754-2021 be given first reading; and**
2. **That the applicant provide further information as described on Schedule B the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

1104 2021-188-RZ, 12203 Forest Place, RS-1 to RT-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7752-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential) to permit the future construction of a duplex be given first reading.

R/2021-CM-202

Moved and seconded

1. That Zone Amending Bylaw No. 7752-2021 be given first reading

CARRIED

1105 **Development Services Fee Review**

Staff report dated May 18, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 and Maple Ridge Building Amending Bylaw No. 7756-2021 to update Building, Development Application, and Subdivision and Development Servicing fees to reflect current market rates and service costs based on a municipal comparison and analysis, be given first reading.

R/2021-CM-203

Moved and seconded

That Fees & Charges Amending Bylaw No. 7755-2021 be given first reading; and further

That Building Amending Bylaw No. 7756-2021 be given first reading.

CARRIED

Engineering Services - Nil

Corporate Services - Nil

Parks, Recreation & Culture - Nil

Administration - Nil

1200 **STAFF REPORTS** - Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** - Nil

1400 ***PUBLIC QUESTION PERIOD***

Steve Ranta

Mr. Ranta referred to a staff report regarding climate actions referred to the Green Infrastructure subcommittee and asked whether the sub-committee has reported to Council. He also asked whether Council would consider dealing with some of the recommendations as individual motions.

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

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

1501 Mayor Morden hosted a video presentation outlining achievements made in the first quarter of 2021.

Note: The Corporate Officer advised that the recommendation wording on the slide for Item 1006 should have read "That Zone Amending Bylaw No. 7723-2021 be given third reading and be adopted." Staff confirmed that the bylaw number on screen was correct and that no further action is required by Council.

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

1700 ***ADJOURNMENT*** - 7:56 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer