

City of Maple Ridge

COUNCIL MEETING MINUTES

June 8, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on June 8, 2021 at 7:01 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>	C. Carter, General Manager Planning & Development Services
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	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	<i>Other Staff as Required</i>
Councillor A. Yousef	B. Berkner, Crime Prevention Unit Coordinator
	C. Goddard, Director of Planning
<i>ABSENT</i>	
Councillor K. Duncan	

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 Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 ***CALL TO ORDER***

The Mayor called for a moment of silence in recognition of the 215 indigenous children found in a grave site in Kamloops.

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2021-CM-204

It was moved and seconded

That the agenda of the Regular Council Meeting of June 8, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of May 25, 2021

R/2021-CM-205

It was moved and seconded

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

CARRIED

402 Report of the Public Hearing of May 18, 2021

R/2021-CM-206

It was moved and seconded

That the report of the Public Hearing of May 18, 2021 be adopted as circulated.

CARRIED

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

501 **Integrated Safety Ambassador Team (ISAT) Presentation**

B. Berkner, Crime Prevention Unit Coordinator, gave a presentation providing information on the Integrated Safety Ambassador Team, its development, the activity of volunteers, the type of work the volunteers will participate in and branding and uniforms. He also advised on the software and technology to be used by the program participants and outlined how the model will work with the Community Social Safety Initiative.

Note: Item 1151 was dealt with following Item 501

1151 Integrated Safety Ambassador Team (ISAT)

Staff report dated June 1, 2021 recommending that the Integrated Safety Ambassador Team Initiative be endorsed.

R/2021-CM-207

Moved and seconded

That the Integrated Safety Ambassador Team Initiative be endorsed.

CARRIED

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings

- May 25, 2021
- June 1, 2021

701.2 Committees and Commissions of Council Meetings

- Public Art Steering Committee – February 4, 2021
- Economic Development Committee – February 11, 2021
- Municipal Advisory Committee on Accessibility and Inclusiveness – February 18, 2021
- Transportation Advisory Committee – February 24, 2021
- Agricultural Advisory Committee – February 25, 2021
- Public Art Steering Committee – March 4, 2021
- Advisory Design Panel – March 17, 2021
- Social Policy Advisory Committee – March 24, 2021
- Transportation Advisory Committee – March 24, 2021
- Parks, Recreation and Culture Committee – March 31, 2021
- Environmental Advisory Committee – April 14, 2021
- Advisory Design Panel – April 21, 2021
- Agricultural Advisory Committee – April 22, 2021
- Community Heritage Commission – April 22, 2021
- Advisory Design Panel – May 12, 2021

702 **Reports**

702.1 **2021 Council Expenses**

Staff report dated June 8, 2021 providing information on Council expenses recorded to April 30, 2021.

703 **Correspondence**

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

From the Closed Council Meeting of May 18, 2021

Item 04.01 Legal Opinion – 2017-124-RZ, 12555, 12599 and 12516 Street and 12511 241 Street – release of motions only

705 **Recommendation to Receive Items on Consent**

R/2021-CM-208

It was moved and seconded

That items on the “Items for Consent” agenda for the Council Meeting dated June 8, 2021 be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Adoption

1001 **2017-573-RZ, 11575 and 11587 223 Street and 22300 River Road (PID 011-537-141)**

Staff report dated June 8, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7420-2018

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of a five-storey building with 36 proposed apartment units.

R/2021-CM-209

Moved and seconded

That Zone Amending Bylaw No. 7420-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2021-196-RZ, 12369 Garibaldi Street, RS-3 to RS-2**

Staff report dated June 1, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7753-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of three lots be given first reading and that the applicant provide further information as described on Schedule G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-210

Moved and seconded

- 1. That Zone Amending Bylaw No. 7753-2021 be given first reading; and**
- 2. That the applicant provide further information as described on Schedule G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

Councillor Robson, Councillor Yousef – OPPOSED

1102 **2018-180-RZ, 22083 and 22057 Lougheed Highway and PID 005-293-910, RS-1 to RM-2**

Staff report dated June 1, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021 to permit a site specific text amendment to increase the maximum height for apartments to six storeys for Major Corridor Residential development be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit a development of a six storey apartment building with approximately 106 strata units and underground parking be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-211

Moved and seconded

- 1) That, in accordance with Section 4 75 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7758-2021 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. 7758-2021 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. 7758-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7758-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7 481-2018 be given second reading as amended, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$152,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the nineteen (19) off street parking spaces provided for residential use respecting the properties located at 22083 and 22057 Lougheed Highway and unaddressed lot identified by PID 005-293-910; and
- 7) 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 Section 3-20(c), Schedule "A";
 - iv) Road dedication on Lougheed Highway and the lane as required;
 - 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 Statutory Right-of-Way plan and agreement for planting trees onsite along Lougheed Highway;

- viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- ix) Registration of a Restrictive Covenant for 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 \$328,600.00 (\$3,100.00 x/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xiii) That a voluntary contribution, in the amount of \$220,555.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in accordance with RM-2 zone in with Zoning Bylaw No. 7600-2019.

CARRIED

1103 2017-573-DVP/DP, 11575, 11587 223 Street and 22300 River Road

Staff report dated June 1, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-573-DVP to reduce the minimum setback to the building face, to reduce maximum projection of a balcony from the building face in specified areas, to reduce minimum setback for off-street parking in an underground structure and to increase the maximum permitted percentage of small car stalls and that the Corporate Officer be authorized to sign and seal 2017-573-DP to permit construction of a 36 unit apartment development.

The Corporate Officer advised that 153 notices were mailed out in relation to the item and 1 piece of correspondence was received expressing concern or opposition.

R/2021-CM-212

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2017-573-DVP respecting properties located at 11575 and 11587 223 Street and 22300 River Road;
2. That the Corporate Officer be authorized to sign and seal 2017-573-DP respecting properties located at 11575 and 11587 223 Street and 22300 River Road; and

3. That Council acknowledge receipt of \$88,000.00 (\$8,000.00 per stall x 11 stalls) for the payment-in-lieu of providing off-street parking spaces respecting properties located at 11575 and 11587 223 Street and 22300 River Road.

CARRIED

1104 2020-200-DP, 20170 115A Avenue

Staff report dated June 1, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-200-DP to permit construction of an industrial building.

R/2021-CM-213

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2020-200-DP respecting property located at 20170 115A Avenue.

CARRIED

Engineering Services

1131 Award of Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue)

Staff report dated June 1, 2021 recommending that Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue), be awarded to Richco Contracting Ltd., that a project contingency be approved to address potential variations in field conditions, that the existing ISL Engineering and Land Services Ltd. contract for Engineering Design Services for 216 Street Watermain and Sanitary Replacement (124 Avenue to 128 Avenue) be increased, that the Financial Plan be amended to increase the project funding from the Water Revenue Fund and Sewer Revenue Fund and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-214

Moved and seconded

That Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue), be awarded to Richco Contracting Ltd. in the amount of \$1,464,864.00 excluding taxes; and

That a project contingency of \$270,000.00 be approved to address potential variations in field conditions; and

That the existing ISL Engineering and Land Services Ltd. contract for Engineering Design Services for 216 Street Watermain and Sanitary Replacement (124 Avenue to 128 Avenue), be increased by \$122,115.00; and

That the Financial Plan be amended to increase the project funding by \$250,000.00 from the Water Revenue Fund and Sewer Revenue Fund; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

Note: Item 1151 was dealt with following Item 501

Parks, Recreation & Culture

1171 **Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements for ACT Arts Centre – Renewal Discussion**

Staff report dated June 1, 2021 recommending that the Maple Ridge Pitt Meadows Arts Council Society's Operating and Lease Agreements dated January 1, 2021 be approved for a three year term with an option to renew for an additional three years and that the Corporate Officer be authorized to execute the agreement.

The General Manager of Parks, Recreation and Culture provided a verbal update and staff responded to questions from Council.

R/2021-CM-215

Moved and seconded

That the Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements dated January 1, 2021 be approved for a three year term with an option to renew for an additional three years; and

That the Corporate Officer be authorized to execute the agreements.

CARRIED

Administration – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***PUBLIC QUESTION PERIOD*** – Nil

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**

1700 ***ADJOURNMENT*** – 7:47 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer