

City of Maple Ridge

**COUNCIL MEETING MINUTES**

June 14, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on June 14, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<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	S. Labonne, General Manager Parks, Recreation & Culture
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	F. Smith, Director of Engineering
	V. Richmond, Director of Parks & Facilities
	C. Nolan, Deputy Director of Finance
	L. Zosiak, Manager of Community Planning
	J. Kim, Computer Support Specialist

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Councillor Robson and Councillor Yousef participated electronically.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2022-CM-182

It was moved and seconded

That the agenda of the Regular Council Meeting of June 14, 2022 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of May 24, 2022

R/2022-CM-183

It was moved and seconded

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

CARRIED

402 Report of Public Hearing of May 17, 2022.

R/2022-CM-184

It was moved and seconded

That the Report of Public Hearing of May 17, 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 26, 2022
- May 27, 2022
- June 8, 2022

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

R/2022-CM-185

It was moved and seconded

That items on the Consent Agenda of the June 14, 2022 Council Meeting be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

801 Draft Regional Growth Strategy Metro 2050 - Letter of Acceptance

Staff report dated June 14, 2022, with a draft, for review by Council, of a Letter of Acceptance to Metro Vancouver accepting the proposed Metro 2050 Regional Growth Strategy.

R/2022-CM-186

It was moved and seconded

That the letter of acceptance to Metro Vancouver accepting the proposed Metro 2050 Regional Growth Strategy included in the June 14, 2022 Council Meeting agenda be approved as drafted.

CARRIED  
Councillor Robson Opposed

900 *CORRESPONDENCE - Nil*

1000 *BYLAWS*

Bylaws for Adoption

1001 2019-244-RZ, 12155 Edge Street

Staff report dated June 14, 2022, recommending that Housing Agreement Bylaw No. 7855-2022 be adopted and further that Zone Amending Bylaw No. 7567-2019 be adopted.

R/2022-CM-187

It was moved and seconded

That Housing Agreement Bylaw No. 7855-2022 be adopted.

CARRIED

R/2022-CM-188

It was moved and seconded

That Zone Amending Bylaw No. 7567-2019 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 2019-055-RZ, 11839 and 11795 267 Street, RS-3 to RS-2

Staff report dated June 7, 2022, recommending that Official Community Plan Amending Bylaw No. 7834-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7539-2019, as amended, to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of approximately fifteen single-family lots, be given second reading and forwarded to Public Hearing.

R/2022-CM-189

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. 7834-2022 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. 7834-2022 be given first and second reading and forwarded to Public Hearing;
3. That Zone Amending Bylaw No. 7539-2019, as amended, be given second reading and forwarded to Public Hearing;
4. 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 and upgrading to the Rural Local Road standard, on 118 Avenue and 267 Street, as required;
  - iii) Park dedication as required, including construction of walkways; and a letter confirming removal of all debris and garbage from park land;
  - iv) Consolidation of the 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 protection of an Agricultural Landscape Buffer adjacent to Agricultural Land Reserve lands to the west;
  - vii) Registration of a Statutory Right-of-Way plan for a municipal storm sewer;
  - viii) Registration of a Restrictive Covenant for Tree Protection;
  - ix) Registration of a Restrictive Covenant for Stormwater Management;
  - x) Registration with Fraser Health for septic disposal, and registration of a Restrictive Covenant for the protection of the septic field areas;
  - xi) Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;
  - xii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

- 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, then a Stage 1 Site Investigation Report is required to ensure that the subject properties are not contaminated sites; and
- xiv) That a voluntary contribution be provided, in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

CARRIED  
Councillor Robson Opposed

1102 2022-036-RZ, Zone Amending Bylaw No. 7827-2022

Staff report dated June 7, 2022, recommending that Zone Amending Bylaw No. 7827-2022 to include housekeeping amendments to Maple Ridge Zone Amending Bylaw No. 7600-2019 be given first and second reading and that a Public Hearing be waived in accordance with the Local Government Act Section 464(2).

R/2022-CM-190

It was moved and seconded

1. That Zone Amending Bylaw No. 7827-2022 be given first and second reading; and further
2. That a Public Hearing for Zone Amending Bylaw No. 7827-2022 be waived in accordance with the Local Government Act Section 464(2).

CARRIED

1103 2020-413-RZ, 10366 240 Street, RS-2 to RM-1

Staff report dated June 7, 2022, recommending that Zone Amending Bylaw No. 7699-2021 to rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (low Density Townhouse Residential), to permit the future construction of approximately 30 townhouse units, be given second reading and forwarded to Public Hearing.

R/2022-CM-191

It was moved and seconded

1. That Zone Amending Bylaw No. 7699-2021 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) Road dedication on 240 Street, 240A Street and the Lane as required;
- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iv) Registration of a Restrictive Covenant for the protection of Visitor Parking;
- v) Registration of a Restrictive Covenant for Stormwater Management with a schedule describing maintenance requirements;
- vi) Removal of existing buildings;
- vii) 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.
- viii) That a voluntary contribution, in the amount of \$123,000.00 (\$4,100.00 x units), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.
- ix) That a voluntary contribution under the Albion Density Bonus Program, in the amount of \$93,000.00 (\$3,100.00 x units).

CARRIED

1104 2019-244-DVP/DP, 12155 Edge Street

Staff report dated June 7, 2022, recommending that the Corporate Officer be authorized to sign and seal 2019-244-DVP to reduce setbacks for the buildings and projections, front line setback for the parkade, residential and visitor parking stalls along with short term bike parking stalls, and that the Corporate Officer be authorized to sign and seal and 2019-244-DP to permit the construction of a 209 unit apartment building.

R/2022-CM-192

It was moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2019-244-DVP respecting property located at 12155 Edge Street; and further
2. That the Corporate Officer be authorized to sign and seal 2019-244-DP respecting property located at 12155 Edge Street.

CARRIED

Engineering Services

Corporate Services

Parks, Recreation & Culture

1171 Albion Community Centre Childcare Operator Lease Agreement

Staff report dated May 17, 2022, recommending that a five (5) year lease be awarded to the YMCA of Great Vancouver, including an option to renew and that the Corporate Officer be authorized to execute the contract.

R/2022-CM-193

It was moved and seconded

1. That a five (5) year lease agreement attached to the June 7, 2022, report titled "Albion Community Child Care Lease" be awarded to the YMCA of Greater Vancouver, including an option to renew for an additional two terms of five (5 years); and further,
2. That the Corporate Officer be authorized to execute the contract.

CARRIED

1172 Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022

Staff report dated June 7, 2022, recommending that Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022 be given first, second and third readings that that Maple Ridge Parks and Recreation facilities Regulation Bylaw No. 7085-2014 be repealed in its entirety upon adoption of the Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022.

R/2022-CM-194

It was moved and seconded

That Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022 be given first, second and third readings.

CARRIED

Administration

1200 STAFF REPORTS - Nil

1300 OTHER MATTERS DEEMED EXPEDIENT - Nil

1400 PUBLIC QUESTION PERIOD

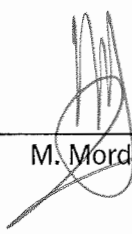
There were no questions from members of the public.

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 - 7:39 p.m.*



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M. Morden, Mayor

Certified Correct



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P. Hlavac-Winsor, Acting Corporate Officer