

City of Maple Ridge

***COUNCIL MEETING MINUTES***

June 22, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on June 22, 2021 at 7:01 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

Mayor M. Morden

Councillor J. Dueck

Councillor K. Duncan

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

***Appointed Staff***

A. Horsman, Chief Administrative Officer

C. Carter, General Manager Planning & Development Services

C. Crabtree, General Manager Corporate Services

S. Hartman, General Manager Parks, Recreation & Culture

S. Nichols, Corporate Officer

D. Pollock, General Manager Engineering Services

T. Thompson, Director of Finance

***Other Staff as Required***

C. Goddard, Director of Planning

P. Hlavac-Winsor, General Counsel and Executive Director,  
Legislative Services

R. Stott, Environmental Planner 2

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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: Due to the COVID-19 pandemic, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Note: Councillor Duncan was 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-216

It was moved and seconded

**That the agenda of the Regular Council Meeting of June 22, 2021 be adopted as circulated.**

CARRIED

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

401 Minutes of the Regular Council Meeting of June 8, 2021

R/2021-CM-217

It was moved and seconded

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

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- June 8, 2021
- June 9, 2021

701.2 Committees and Commissions of Council Meetings

- Economic Development Committee – April 8, 2021
- Audit & Finance Committee – May 3, 2021
- Community Development & Enterprise Services Committee – May 3, 2021

702 **Reports**

702.1 **Disbursements for the month ended April 30, 2021**

Staff report dated June 22, 2021 providing information on disbursements for the month ended April 30, 2021.

702.2 **2021 Council Expenses**

Staff report dated June 22, 2021 providing information on Council expenses recorded to May 31, 2021.

703 **Correspondence**

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

*From the Closed Council Meeting of May 18, 2021*

- Item 04.01 2017-124-RZ, 12555, 12599 and 12516 240 Street and 12511 241 Street – resolution only

“In light of issues relating to the Alouette River Management Society (ARMS) threatening to pursue potential litigation against the City as well as other related concerns be it resolved that Council suspend liaison appointee participation on the ARMS Board until further notice.

That the Council Correspondence Policy be amended to address correspondence received after a Public Hearing has taken place.”

705 **Recommendation to Receive Items on Consent**

R/2021-CM-218

It was moved and seconded

**That Item 702.3 Drinking Water Quality Report 2020 be removed from the consent agenda for discussion and that the remaining items on the consent agenda of the Council Meeting of June 22, 2021 be received into the record.**

CARRIED

Note: Item 702.3 was removed the consent agenda for questions and discussion.

702.3 **Drinking Water Quality Report 2020**

Staff report dated June 22, 2021 providing information on the water quality monitoring program and test results.

The General Manager Engineering Services provided clarification on the water temperature recordings in the report.

Note: Councillor Duncan joined the meeting at 7:06 p.m. during the discussion of Item 702.3. She participated electronically.

R/2021-CM-219

It was moved and seconded

**That the Drinking Water Quality Report 2020 be received.**

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Note: Items 1001 to 1003 are from the June 15, 2021 Public Hearing***

**Bylaws for Third Reading**

1001 **2020-168-RZ 13960 232 Street, 13897 and 14027 Silver Valley Road**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021**  
To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan; Figure 3A – Blaney Hamlet; and Figure 4 – Trails / Open Space to revise boundaries of the land use designations.

R/2021-CM-220

Moved and seconded

**That Official Community Amending Bylaw No. 7739-2021 be given third reading.**

CARRIED

Councillor Robson - OPPOSED

1001.2 **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).

The current application is to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units.

R/2021-CM-221

Moved and seconded

**That Zone Amending Bylaw No. 7662-2020 be given third reading.**

CARRIED

Councillor Robson - OPPOSED

**Bylaws for Third Reading and Adoption**

**1002 2013-096-RZ, Tandem Parking  
Maple Ridge Zone Amending Bylaw No. 7564-2019**

To provide a definition for tandem parking, and to provide 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.

The current application is to provide a definition for tandem parking, and to provide 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.

R/2021-CM-222

Moved and seconded

**That Zone Amending Bylaw No. 7564-2019 be given third reading and be adopted.**

CARRIED

**1003 2017-124-RZ 12555, 12599, 12516 240 Street and 12511 241 Street**  
Staff report dated June 22, 2021 recommending third reading and adoption

The Chief Administrative Officer advised that Item 1003 was at Public Hearing on June 15, 2021 and that staff will address questions from the public on the five themes heard at that hearing.

Staff addressed and provided clarification on questions and concerns relating to Official Community Plan compliance, environmental impacts, legal process, hydrological studies, future transportation systems, density bonusing for the proposed development and outlined net benefits which will be achieved as a result of the proposed development.

**1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**

1. To amend Schedule "B" from areas designated Estate Suburban Residential to Conservation and Forest;
2. To amend Schedule "C" by adding areas designated to Conservation and to Forest.

Prior to the vote, General Counsel provided a legal aspect on the question of conflict and campaign contributions.

R/2021-CM-223

Moved and seconded

**That Official Community Plan Amending Bylaw No. 7537-2019 be given third reading and be adopted.**

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef - OPPOSED

**1003.2 Maple Ridge Zone Amending Bylaw No. 7343-2017**

1. To rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), which will:
  - a. continue to permit single detached residential as a principal use, and will permit a variety of accessory uses;
  - b. provide for a reduction of the minimum lot area to 0.4 hectares;
  - c. provide other regulations for matters such as lot coverage, setbacks, and building height.
  
2. To provide for a density bonus, under which:
  - a. the base density permitted will be subdivision of the land into minimum 0.4 hectare lots with a prescribed minimum lot width and depth;
  - b. the density may be increased to a minimum lot area of 1,012 m<sup>2</sup>, with a prescribed minimum lot width and depth, provided that in addition to park land dedication required under the *Local Government Act*, the owner dedicates park land for the protection of environmentally sensitive areas and recreation;
  - c. where the bonus density is used, the zoning requirements for the SRS (Special Urban Residential) zone shall apply and supersede the zoning requirements for the RS-2 zone.

The current application is to create a subdivision of up to 26 lots with park dedication on a 8.19 hectare (20 acre) site.

R/2021-CM-224

Moved and seconded

**That Zone Amending Bylaw No. 7343-2017 be given third reading and be adopted.**

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef – OPPOSED

R/2021-CM-225

Moved and seconded

**That staff be directed to prepare a review of density bonus provisions on properties that are outside of the designated Maple Ridge Urban Area Boundary, and that in the interim, similar applications that have not received third reading proposing density bonus measures be held in abeyance pending the outcome of the review.**

CARRIED

**Bylaws for Adoption**

1004 **2020-228-RZ, 25629 Bosonworth Avenue**

Staff report dated June 22, 2021 recommending adoption

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021**

To amend the Official Community Plan Land Use Designation Map to adjust the designation on the panhandle portion of the subject property from "Suburban Residential" to "Agricultural".

R/2021-CM-226

Moved and seconded

**That Official Community Plan Amending Bylaw No. 7733-2021 be adopted.**

CARRIED

Councillor Duncan - OPPOSED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7672-2020**

To rezone the panhandle portion of the subject property from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential) to permit the panhandle portion of the subject property to be consolidated for the subdivision of lands to the north of the subject site.

R/2021-CM-227

Moved and seconded

**That Zone Amending Bylaw No. 7672-2020 be adopted.**

CARRIED

Councillor Duncan - OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

***Planning and Development Services***

1101 **2021-107-RZ, 20886 River Road. RS-1 to R-1 and RT-1**

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7718-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) and RT-1 (Two-Unit Urban Residential) to permit the future subdivision of approximately eight single-family lots and one duplex lot 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-228

Moved and seconded

1. **That Zone Amending Bylaw No. 7718-2021 be given first reading; and**
2. **That the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

Councillor Robson - OPPOSED

1102 **2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road, RS-1 to CD-2-20**

Staff report dated June 15, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7759-2021 to re-designate land use from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing; that Maple Ridge Zone Amending Bylaw No. 7760-2021 to amend the Zoning Bylaw text to create the CD-2-20 Zone be given first and second reading and be forwarded to Public Hearing; that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7763-2021 to establish parking requirements for the new CD-2-20 zone be given first and second reading; and that Maple Ridge Zone Amending Bylaw No. 7627-2020 to rezone from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development) to permit the construction of a six-storey, mixed use building be given second reading as amended and be forwarded to Public Hearing



R/2021-CM-229

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. 7759-2021 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. 7759-2021 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. 7759-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7759-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7760-2021 be given first and second reading, and be forwarded to Public Hearing;
- 6) That Off-Street Parking and Loading Amending Bylaw No. 7763-2021 be given first and second reading;
- 7) That Zone Amending Bylaw No. 7627-2020 be given second reading as amended, and be forwarded to Public Hearing; and
- 8) 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 "B";
  - iii) Road dedication for the lane as required;
  - iv) Consolidation of the subject properties;
  - v) Removal of the existing buildings;
  - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
  - vii) Registration of a Statutory Right-of-Way plan and agreement for lane access over 22882 Dewdney Trunk Road;
  - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;

- ix) Registration of a Restrictive Covenant for Stormwater Management including maintenance requirements;
- x) 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;
- xi) That a voluntary contribution, in the amount of \$ 393,700.00 (\$3,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions;
- xii) That a voluntary contribution, in the amount of \$395,093.00.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional density being sought in accordance with the proposed CD-2-20 zone in Zoning Bylaw No. 7600-2019; and
- xiii) That voluntary payment of \$16,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for two (2) off street parking spaces provided for residential use respecting the properties located at 22904, 22910 and 22922 Dewdney Trunk Road.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

**1103 2021-198-RZ, Termination and Replacement of Land Use Contracts**

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7708-2021 for property located at 11670/90 243 Street, Maple Ridge Zone Amending Bylaw No. 7741-2021 for property located at 12170 222 Street; Maple Ridge Zone Amending Bylaw No. 7742-2021 for property located at 22509 Royal Crescent and 11760 225 Street; Maple Ridge Zone Amending Bylaw No. 7743-2021 for property located at 11742 225 Street; Maple Ridge Zone Amending Bylaw No. 7744-2021 for the creation of Zone CD-1-21; Maple Ridge Zone Amending Bylaw No. 7745-2021 for property located at 12128 222 Street; Maple Ridge Zone Amending Bylaw No. 7746-2021 for property located at 12184-12190 224 Street; and Maple Ridge Zone Amending Bylaw No. 7751-2021 for property located North/East of 12184-12190 224 Street to start the early termination process for land use contracts and rezoning be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-230

Moved and seconded

**11670/90 243 Street**

- 1. That Zone Amending Bylaw No. 7708-2021 be given first and second reading and forwarded to Public Hearing;**

**12170 222 Street**

2. That Zone Amending Bylaw No. 7741-2021 be given first and second reading and forwarded to Public Hearing;

**22509 Royal Crescent and 11760 225 Street**

3. That Zone Amending Bylaw No. 7742-2021 be given first and second reading and forwarded to Public Hearing;

**117 42 225 Street**

4. That Zone Amending Bylaw No. 7743-2021 be given first and second reading and forwarded to Public Hearing;

**Creation of Zone CD-1-21**

5. That Zone Amending Bylaw No. 7744-2021 be given first and second reading and forwarded to Public Hearing;

**12128 222 Street**

6. That Zone Amending Bylaw No. 7745-2021 be given first and second reading and forwarded to Public Hearing;

**12184-12190 224 Street**

7. That Zone Amending Bylaw No. 7746-2021 be given first and second reading and forwarded to Public Hearing; and

**North/East of 12184-12190 224 Street**

8. That Zone Amending Bylaw No. 7751-2021 be given first and second reading and forwarded to Public Hearing.

CARRIED

**1104 2019-393-RZ, 20786 River Road, RS-1 to RT-2**

Staff report dated June 15, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7614-2020 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit future construction of eight dwelling units in the form of Courtyard Housing be given second reading as amended and be forwarded to Public Hearing.

**R/2021-CM-231**

Moved and seconded

- 1) That Zone Amending Bylaw No. 7614-2020 be given second reading as amended, and be 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 River Road as required;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- vi) Registration of a Restrictive Covenant for Tree Protection;
- vii) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;
- viii) Removal of existing building;
- ix) 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.
- x) That a voluntary contribution, in the amount of \$32,800.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson - OPPOSED

1105 2020-363-DVP/DP, 11280 Pazarena Place

Staff report dated June 15, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-363-DVP to reduce setbacks and projecting features along the sides of some units and to allow minor increases to retaining wall heights and that the Corporate Officer be authorized to sign and seal 2020-363-DP to permit a 147 unit townhouse complex.

R/2021-CM-232

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2020-363-DVP respecting property located at 11280 Pazarena Place; and
2. That the Corporate Officer be authorized to sign and seal 2020-363-DP respecting property located at 11280 Pazarena Place.

CARRIED

**1106 Maple Ridge Taxi Regulation Bylaw No. 6409-2006**

Staff report dated June 15, 2021 recommending that Maple Ridge Tax Regulation Bylaw No. 6409-2006 for licencing and regulating the owners and drivers of cabs in Maple Ridge be repealed in its entirety.

R/2021-CM-233

Moved and seconded

**That Taxi Regulation Bylaw No. 6409-2006 be repealed in its entirety.**

CARRIED

**Engineering Services**

**1131 Final Maple Ridge–Pitt Meadows Area Transport Plan**

Staff report dated June 15, 2021 recommending that TransLink’s Maple Ridge-Pitt Meadows Area Transport Plan be endorsed.

R/2021-CM-234

Moved and seconded

**That TransLink’s Maple Ridge-Pitt Meadows Area Transport Plan be endorsed.**

CARRIED

**1132 Maple Ridge Soil Removal Amending Bylaw No. 7761-2021**

Staff report dated June 15, 2021 recommending that Maple Ridge Soil Removal Amending Bylaw No. 7761-2021 to set out a maximum allowable rate of gravel extraction from a number of properties be given first, second and third reading.

Note: Councillor Duncan left the meeting at 8:42 p.m. She was absent for the vote for Items 1132, 1151 and 1171.

R/2021-CM-235

Moved and seconded

**That Soil Removal Amending Bylaw No. 7761-2021 be given first, second and third reading.**

CARRIED

**Corporate Services**

**1151 2020 Annual Report and 2020 Statement of Financial Information**

Staff report dated June 15, 2021 recommending that the 2020 Annual Report be received as required by the Community Charter and that the 2020 Statement of Financial Information be approved as required by the Financial Information Act.

R/2021-CM-236

Moved and seconded

**That the 2020 Annual Report be received as required by the Community Charter, and**

**That the 2020 Statement of Financial Information be approved as required by the Financial Information Act.**

CARRIED

**Parks, Recreation & Culture**

**1171 Award of Contract – RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field**

Staff report dated June 15, 2021 recommending that RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field at Westview Secondary School be awarded to AstroTurf West Distributors Ltd., that the next Financial Plan bylaw amendment include a draw from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-237

Moved and seconded

**That RFP-PL21-16 Supply & Install of Synthetic Turf: Westview Sport Field at Westview Secondary School be awarded to AstroTurf West Distributors Ltd. in the amount of \$842,000 (excluding GST); and**

**That the next Financial Plan Bylaw amendment include a draw of \$842,000 from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf at Westview Secondary Field; and further**

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

CARRIED

**Administration** – Nil

1200 ***STAFF REPORTS*** – Nil

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

1400 ***PUBLIC QUESTION PERIOD***

Note: Councillor Duncan returned to the meeting at 8:45 p.m.

**Rayne and Lisa Beverage**

Mr. Beverage asked if the process of inspecting gazebos and issuing permits to allow his business to continue can be expedited. He expressed concern with his crops dying should permits not be issued in short order and spoke on the length of time it has taken with the process of obtaining permits.

The Mayor addressed Mr. Beverage's question and concerns.

**Olivia Krowicka**

Ms. Krowicka asked why the City can't expedite permits for small businesses and why more incentives and concessions for small businesses are not being offered.

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*** – 9:00 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer