

City of Maple Ridge

COUNCIL MEETING MINUTES

June 28, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on June 28, 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. Crabtree, General Manager Corporate Services
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	S. Labonne, General Manager Parks, Recreation & Culture
Councillor G. Robson	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
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
	V. Richmond, Director of Parks and Facilities
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	M. Orsetti, Director of Bylaw & Licensing
	C. Nolan, Deputy Director of Finance
	M. McMullen, Manager of Development & Environmental Services
	J. Kim, 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. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2022-CM-194

It was moved and seconded

That the agenda of the Regular Council Meeting of June 28, 2022 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of June 14, 2022
R/2022-CM-195

It was moved and seconded

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

CARRIED

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

600 ***DELEGATIONS***

601 **Work BC Employment Services**

Michael Morris, Marketing and Community Liaison and Karoline deVries, Co-Ordinator, provided a presentation on the services offered by Work BC Employment Services and up-coming community events.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 **Meetings of the Development Agreements Committee**

- June 14, 2022
- June 22, 2022

702 **Reports**

702.1 **Disbursements for the month ended May 31, 2022**

702.2 **Council Expenses to May 31, 2022**

702.3 **Drinking Water Quality Report 2021**

703 **Correspondence**

703.1 **Protecting B.C.'s Coasts from Acidic Washwater Dumping**

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

R/2022-CM-196

It was moved and seconded

That the items on the Consent Agenda of the June 28, 2022 Council Meeting be received into the record.

CARRIED

800 *UNFINISHED BUSINESS* - Nil

900 *CORRESPONDENCE* - Nil

1000 *BYLAWS*

Bylaw for Third Reading and Adoption

1001 2021-323-RZ, 23348 141 Avenue, RS-3 to R-1 and R-2

1001.1 Official Community Plan Amending Bylaw No. 7847-2022

To re-designate portions of the subject property from Eco Cluster to Conservation.

R/2022-CM-197

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7847-2022 be given third reading.

CARRIED

1001.2 Zone Amending Bylaw No. 7774-2021

To rezone portions of the subject property 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-198

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7774-2021 be given third reading.

CARRIED

1002 2018-289-RZ, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place, RS-2 and RS-3 to RM-1

1002.1 Official Community Plan Amending Bylaw No. 7542-2019

To re-designate portions of the subject properties from Urban Residential to Conservation.

R/2022-CM-199

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7542-2019 be given third reading.

CARRIED

1002.2 Zone Amending Bylaw No. 7543-2019

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

R/2022-CM-200

It was moved and seconded

That Zone Amending Bylaw No. 7543-2019 be given third reading.

CARRIED

1003 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

1003.1 Zone Amending Bylaw No. 7522-2018

To rezone the subject property from RS-3 (Single Detached Rural Residential) to M-3 (Business Park Industrial).

R/2022-CM-201

It was moved and seconded

That Zone Amending Bylaw No. 7522-2018 be given third reading.

CARRIED

1004 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2

1004.1 Zone Amending Bylaw No. 7523-2018

To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

R/2022-CM-202

It was moved and seconded

That Zone Amending Bylaw No. 7523-2018 be given third reading.

CARRIED

Councillor Robson Opposed

1005 **2022-159-RZ, 21973 132 Avenue, LUC to CD-1-22**

1005.1 Zone Amending Bylaw No. 7853-2022

To create a new Comprehensive Development Zone, CD-1-22, for the use of Equestrian Facility and Restaurant, and to rezone the property from LUC (Land Use Contract) to CD-1-22 (Comprehensive District).

R/2022-CM-203

It was moved and seconded

That Zone Amending Bylaw No. 7853-2022 be given third reading and be adopted.

CARRIED

1006 **2017-471-RZ, 11384 207 Street, RS-1 to RT-2**

Staff report dated June 28, 2022, recommending that Zone Amending Bylaw No. 7407-2017 be adopted.

R/2022-CM-204

It was moved and seconded

That Zone Amending Bylaw No. 7404-2017 be adopted.

CARRIED

1007 **2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d**

Staff report dated June 28, 2022, recommending that Official Community Plan Amending Bylaw No. 7625-2020 and Zone Amending Bylaw No. 7464-2018 be adopted.

R/2022-CM-205

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7625-2020 be adopted.

CARRIED

R/2022-CM-206

It was moved and seconded

That Zone Amending Bylaw No. 7464-2018 be adopted.

CARRIED

1008 **Public Places, Parks & Recreation Facilities Regulation Bylaw No. 7854-2022**

R/2022-CM-207

It was moved and seconded

That Public Places, Parks & Recreation Facilities Regulation Bylaw No. 7854-2022 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 **Proposed New Cannabis Retail Store at #6 - 21768 Lougheed Highway**

Staff report dated June 21, 2022, recommending that Council make the necessary resolution regarding Team Cannabis based upon the staff recommendations set out in this report.

R/2022-CM-208

It was moved and seconded

That the application for a non-medical cannabis retail store by Team Cannabis, located at #6 - 21768 Lougheed Highway, Maple Ridge not be supported based on the information contained in the Council report dated June 21, 2022; and

That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

1102 **2019-032-CP, Lougheed Transit Corridor**

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7781-2021 be given second reading as amended, and forwarded to Public Hearing and that staff proceed with implementation of the Lougheed Transit Corridor Area Plan.

R/2022-CM-209

It was moved and seconded

- 1. That Official Community Plan Amending Bylaw No. 7781-2021 be given second reading as amended, and forwarded to Public Hearing; and further**
- 2. That staff proceed with implementation of the Lougheed Transit Corridor Area Plan as outlined in Section 4 - Next Steps - Implementation of the staff report titled "Lougheed Transit Corridor Area Plan and Development Permit Guidelines" dated June 21, 2022.**

Note: Councillor Robson left the meeting at 8:29 p.m. and returned at 8:30 p.m.

Council expressed concerns relating to the lack of employment lands, parking, densification, and the need to revisit the base policy assumptions prior to proceeding to public hearing.

Note: There was no vote taken on Motion R/2022-CM-209.

R/2022-CM-210

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 7781-2021 be referred back to staff for further review based on Council's comments.

CARRIED

1103 2018-349-RZ, 21745 River Road, RS1 to RS-1b

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7503-2018 to rezone from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of two lots, be given second reading as amended and forwarded to Public Hearing.

R/2022-CM-211

It was moved and seconded

1. That Zone Amending Bylaw No. 7503-2018 be given second reading as amended, and forwarded to Public Hearing;
2. That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Road dedication on River Road 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 Stormwater Management;
 - v) Removal of existing buildings;
 - vi) 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; and
 - vii) That a voluntary contribution, in the amount of \$5,100.00 (\$5,100 x 1 lot), 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.

CARRIED

1104 2019-426-RZ, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue, RS-3 to RM-1

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7607-2020 be given first and second reading forwarded to Public Hearing and that Zone Amending Bylaw No. 7608-2020, as amended, to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 1665 townhouse units, be given second reading and forward to Public Hearing.

R/2022-CM-212

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. 7607-2020 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. 7607-2020 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. 7607-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7607-2020 be given first and second reading and forwarded to Public Hearing;
5. That the development be permitted to have 31% tandem units, an increase of 1 unit, over the 30% allowed in Council Policy 6.35 - Tandem Parking Garage Units Within Townhouse Developments;
6. That the No Build Covenant CA9029534 be released from 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue to allow for the proposed townhouse development;
7. That the blanket Statutory Right-of-Way CA9029528 be released from 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue to allow for the proposed townhouse development as the required servicing corridor is to be dedicated as park;
8. That the Rezoning Servicing Agreement and Restrictive Covenant CA9029526 and the Geotechnical Restrictive Covenant CA9029530 be released from 24989 112 Avenue, to be replaced with new Restrictive Covenants related to the townhouse development;
9. That Zone Amending Bylaw No. 7608-2020, as amended, be given second reading and forwarded to Public Hearing;
10. 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 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
- iii) Road dedication on 112 Avenue, as required;
- iv) Park dedication as required, including construction of walkways, multi-purpose trails, or emergency access roads; 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 protecting the Visitor Parking;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- x) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- xi) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
- 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;
- xiv) That a Density Bonus Contribution be provided equivalent to the total number of units times \$3,100.00 for a project having floor space ratio greater than 0.6, but less than 0.75; and
- xv) That a voluntary contribution be provided in keeping with the Council Policy 6.31, with regard to Community Amenity Contributions, at the rate applicable at the time this application receives third reading.

CARRIED

1.105 2021-061-RZ, 21783 Lougheed Highway, C-2 to C-7

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7119-2021 and Zone Amending Bylaw No. 7721-2021, as amended, to rezone from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor Mixed-Use), to permit the future construction of a six-story, purpose-built rental apartment building, be given second reading and forward to Public Hearing and that Off-Street Parking and Loading Amending Bylaw No. 7860-2022, to establish a parking requirement for the new C-7 (Lougheed Transit Corridor Mixed-Use) zone be given first, second and third reading.

R/2022-CM-213

It was moved and seconded

1. That Zone Amending Bylaw No. 7719-2021 be given second reading and forwarded to Public Hearing;
2. That Zone Amending Bylaw No. 7721-2021 be given second reading as amended, and forwarded to Public Hearing;
3. That Off-Street Parking and Loading Amending Bylaw No. 7860-2022 be given first, second and third reading;
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) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on Lougheed Highway 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 Statutory Right-of-Way plan and agreement for walkway on the east side of the property;
 - vi) Registration of a Restrictive Covenant to prohibit a pharmacy at this location;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the apartments in the C-7 (Lougheed Transit Corridor Mixed-Use) Zone will be restricted to residential rental units;
 - x) Removal of existing buildings; and
 - xi) 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED
Councillor Robson Opposed

1106 2017-471- DVP- DP, 11384 207 Street

Staff report dated June 21, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-471-DP and 2017-471-DVP to reduce the rear yard and exterior side setbacks for the building face, porch and roof overhang.

The Corporate Officer advised that 15 notices were mailed out in relation to the application and zero pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-214

It was moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2017-471-DVP respecting property located at 11384 207 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-471-DP respecting property located at 11384 207 Street.

CARRIED

ENGINEERING SERVICES

1131 Statutory Right-of-Way- Metro Vancouver Forcemain

Staff report dated June 21, 2022, recommending that staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land and that staff develop said Bylaw.

R/2022-CM-215

It was moved and seconded

That staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land, subject to the compliance with the notice provisions of Sections 27, 86 and 94 of the Community Charter, S.B.C., 2003, c.26.; and

That staff develop a Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land, legally described as District Lot 280, Group 1, New Westminster District, Plan 63221.

CARRIED

1.132 **11-5255-40-239, 223 Street Road Improvements**

Staff report dated June 21, 2022, recommending that that Contract ITT-EN22-19: 223 Street Road Improvements and Watermain Replacement, be awarded to Drake Excavating (2016) Ltd. in the amount of \$802,815.00, exclusive of taxes, a construction contingency of \$80,000.00 be approved and that the Corporate officer be authorized to execute the contract.

R/2022-CM-216

It was moved and seconded

That Contract ITT-EN22-19: 223 Street Road Improvements and Watermain Replacement, be awarded to Drake Excavating (2016) Ltd. in the amount of \$802,815.00 excluding taxes; and

That a construction contingency of \$80,000.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

1.151 **Fee for Service Policy Framework**

Staff report dated June 21, 2022, recommending that Policies No. 5.49 Financial Support Process and No. 556 Community Grants be amended, Policy No. 5.60 Fee for Services be adopted and that Policy No. 4.15 Partnership Agreements – Leases and Fee for Services Proposals be rescinded.

R/2022-CM-217

It was moved and seconded

That Policy No. 5.49 Financial Support Process be amended as attached to the Council report dated June 21, 2022; and

That Policy No. 5.56 Community Grants be amended as attached to the Council report dated June 21, 2022; and

That Policy No. 5.60 Fee for Service Agreements be adopted; and

That Policy No. 4.15 Partnership Agreements - Leases and Fee for Service Proposals be rescinded.

CARRIED

1152 2021 Annual Report and 2021 Statement of Financial Information

Staff report dated June 21, 2022, recommending that the 2021 Annual Report be received and that the 2021 Statement of Financial Information be approved.

R/2022-CM-218

It was moved and seconded

That the 2021 Annual Report be received as required by the Community Charter, and

That the 2021 Statement of Financial Information be approved as required by the Financial Information Act.

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

Grover Telford inquired whether it was appropriate for four members of Council, constituting a quorum, to attend a recent meeting of Canadian Freedom Coalition. The Mayor advised that under the Council Procedure Bylaw any concerns relating to Council should be brought to the attention of the Corporate Officer for review.

Trish Croft inquired whether any comments from the School District had been received for Item 1104 relating to school capacity planning. The Director of Planning advised that the staff report includes the School District comments on school capacity and planning in the area.

1500 MAYOR AND COUNCILLORS' REPORTS

Members of Council provided updates on recent community events in which they had participated.

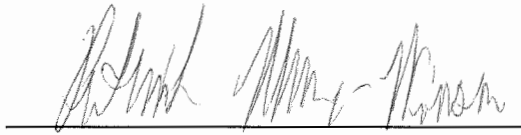
1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS - Nil

1700 **ADJOURNMENT** – 9:24 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer