

City of Maple Ridge

***COUNCIL MEETING MINUTES***

July 13, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on July 13, 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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<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	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	P. Hlavac-Winsor, General Counsel, Executive Director, Legislative
Councillor R. Svendsen	Services
Councillor A. Yousef	D. Pollock, General Manager Engineering Services
	S. Nichols, Corporate Officer
<i>ABSENT</i>	T. Thompson, Director of Finance
Councillor K. Duncan	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
	D. Olivieri, Research Technician

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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.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2021-CM-238

It was moved and seconded

**That the agenda of the Regular Council Meeting of July 13, 2021 be adopted as circulated.**

CARRIED

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

401 Minutes of the Regular Council Meeting of June 22, 2021

R/2021-CM-239

It was moved and seconded

**That the minutes of the Regular Council Meeting of June 22, 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 17, 2021
- June 22, 2021
- June 29, 2021
- July 2, 2021
- July 6, 2021

701.2 Committees and Commissions of Council Meetings

- Municipal Advisory Committee on Accessibility and Inclusiveness – April 15, 2021
- Transportation Advisory Committee – April 28, 2021
- Advisory Design Panel – May 19, 2021
- Agricultural Advisory Committee – May 27, 2021
- Transportation Advisory Committee – May 26, 2021
- Advisory Design Panel – June 16, 2021

702 **Reports**

703 **Correspondence**

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

705 **Recommendation to Receive Items on Consent**

R/2021-CM-240

It was moved and seconded

**That items on the Consent Agenda of the July 13, 2021 Council Meeting be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

**Bylaws for Second and Third Reading**

1001 **Development Services Fee Review**

Staff report dated July 13, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 to include additional schedules for Development Application and Engineering Subdivision and Development Servicing fees be given second reading as amended and be given third reading and that Maple Ridge Building Amending Bylaw No. 7756-2021 to incorporate new rates for services that reflect current labour costs and market rates.be given second and third reading.

The Research Technician gave a presentation providing background on the development services fee review process. He reviewed the information on the amendments outlined in the staff report.

R/2021-CM-241

Moved and seconded

**That Fees & Charges Amending Bylaw No. 7755-2021 be given second reading as amended and be given third reading; and further**

**That Building Amending Bylaw No. 7756-2021 be given second and third reading.**

CARRIED

**Bylaws for Third Reading and Adoption**

- 1002 **Maple Ridge Off-Street Parking and Loading Bylaw No. 7565-2019**  
To provide storage space and long driveway options (Bylaw No. 7565-2019 was given first and second reading in conjunction with Maple Ridge Zone Amending Bylaw No. 7564-2019 adopted at the June 22, 2021 Council Meeting and the Tandem Parking Garage Units Within Townhouse Developments Policy adopted at the May 25, 2021 Council Meeting)

R/2021-CM-242

Moved and seconded

**That Off-Street Parking and Loading Amending Bylaw No. 7565-2019 be given third reading and be adopted.**

CARRIED

**Bylaws for Adoption**

- 1003 **Maple Ridge Soil Removal Amending Bylaw No. 7761-2021**  
To set out a maximum allowable rate of gravel extraction from a number of properties

R/2021-CM-243

Moved and seconded

**That Soil Removal Amending Bylaw No. 7761-2021 be adopted.**

CARRIED

- 1004 **2017-061-RZ, 22265, 22289, 22295, 22321, 22337, 22351, 22359 and 22367 Dewdney Trunk Road; 12032, 12038 12052 and 12051/12061 223 Street; 12021, 12026, 12027, 12034, 12042, 12043 and 12052 Garden Street; 030-857-228 and 001-115-341**  
Staff report dated July 13, 2021 recommending adoption

- 1004.1 **Maple Ridge Zone Amending Bylaw No. 7336-2017**  
To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G" and to rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.

The Director of Planning provided clarification on the revision in the staff recommendation as presented.

R/2021-CM-244

Moved and seconded

**That third reading of Zone Amending Bylaw No. 7336-2017 be rescinded; and**

**That Zone Amending Bylaw No. 7336-2017 be given third reading as amended; and further**

**That Zone Amending Bylaw No. 7336-2017 be adopted.**

CARRIED

1004.2 **Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017**

To terminate LUC No. 2435-1977 for the properties located at 12051 and 12061 223 Street

R/2021-CM-245

Moved and seconded

**That Land Contract Termination Bylaw No. 7337-2017 be adopted.**

CARRIED

1005 **2017-319-RZ, 13589 232 Street**

Staff report dated July 13, 2021 recommending adoption

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017**

To amend the Silver Valley Area Plan/Official Community Plan Land Use Designation Map to adjust the Conservation boundary and to replace the Eco Cluster designation with the Low/Medium Density Residential designation

R/2021-CM-246

Moved and seconded

**That Official Community Plan Amending Bylaw No. 7391-2017 be adopted**

CARRIED

1005.2 **Maple Ridge Zone Amending Bylaw No. 7387-2017**

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into approximately five single family lots

R/2021-CM-247

Moved and seconded

**That Zone Amending Bylaw No. 7387-2017 be adopted.**

CARRIED

1006 **2019-310-RZ, 11232 Dartford Street**

Staff report dated July 13, 2021 recommending adoption

**Maple Ridge Zone Amending Bylaw No. 7603-2019**

To rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to allow the licensee retail store to operate as an independent principle use and the pub be discontinued as a use

R/2021-CM-248

Moved and seconded

**That Zone Amending Bylaw No. 7603-2019 be adopted.**

CARRIED

1007 **2020-362-RZ, 11300 Pazarena Place**

Staff report dated July 13, 2021 recommending adoption

1007.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020**

To re-designate the Urban Residential designated portion of the subject site to Commercial

R/2021-CM-249

Moved and seconded

**That Official Community Plan Amending Bylaw No. 7678-2020 be adopted.**

CARRIED

1007.2 **Maple Ridge Zone Amending Bylaw No. 7679-2020**

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning to permit a mixed use commercial and 24 unit rental apartment building

R/2021-CM-250

Moved and seconded

**That Zone Amending Bylaw No. 7679-2020 be adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Planning and Development Services***

1101 **2021-195-AL, 12705 248 Street, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated July 6, 2021 recommending that Application 2021-195-AL to construct a new house on the property while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

R/2021-CM-251

Moved and seconded

**That Application 2021-195-AL, respecting property located at 12705 248 Street, be forwarded to the Agricultural Land Commission for their review and consideration.**

CARRIED

1102 **2021-023-RZ, 12080 228 Street, RS-1 to R-3**

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7762-2021 to rezone from RS-1 (Single Detached Residential) to R-3 (Single Detached [Intensive] Urban Residential) to permit a future subdivision of approximately three lots and a rear access lane be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

R/2021-CM-252

Moved and seconded

- 1. That Zone Amending Bylaw No. 7762-2021 be given first reading; and**
- 2. That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.**

CARRIED

**1103 2021-280-RZ, 22306 122 Avenue, RS-1 to RT-2**

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7773-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a fourplex be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-253

Moved and seconded

- 1. That Zone Amending Bylaw No. 7773-2021 be given first reading; and**
- 2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

*Note: Item 1104 was referred back to staff at the July 6, 2021 Committee of the Whole*

**1104 ~~2021-320-RZ, 12209, 12219, 12231, 12241 and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2~~**

**1105 2021-244-RZ, 13917 and 13992 Silver Valley Road, RS-3 to R-1 and R-2**

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7768-2021 to rezone 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) to permit a future subdivision of approximately 17 residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, D, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application

R/2021-CM-254

Moved and seconded

- 1. In respect of Section 4 75 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**



- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7768-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, D, G, J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1106 **2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS-1 to RM-1**

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7587-2019 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of 15 dwelling units be given second reading and be forwarded to Public Hearing.

R/2021-CM-255

Moved and seconded

1. That Zone Amending Bylaw No. 7587-2019 be given second reading, 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. Road dedication on Fletcher Street as required;
  - iii. Consolidation of the subject properties;
  - iv. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - v. Registration of a Restrictive Covenant for Stormwater Management;

- 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**
- viii. **That a contribution, in the amount of \$61,500.00 (\$4,100.00 x 15 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

CARRIED

**1107 2017-319-DVP, 13589 232 Street**

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-319-DVP to reduce front and rear yard setbacks and lot depth for Lots 4 and 5 and to reduce the road Right-Of-Way width for proposed 231A Street.

The Corporate Officer advised that 16 notices were mailed and no correspondence was received in response.

R/2021-CM-256

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-319-DVP respecting property located at 13589 232 Street.**

CARRIED

**1108 2019-310-DVP, 11232 Dartford Street**

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-310-DVP to reduce the rear lot line setback to permit the building as built under the H-1 (Heritage Commercial) zone.

The Corporate Officer advised that 19 notices were mailed and no correspondence was received in response.

R/2021-CM-257

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2019-310-DVP respecting property located at 11232 Dartford Street.**

CARRIED

**1109 2021-248-DVP, 26475 108 Avenue**

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2021-248-DVP to vary the maximum area of the farm home plate, the maximum depth of the farm home plate from the front lot line and the maximum distance from the front lot line to any portion of the single detached residential building.

The Corporate Officer advised that 16 notices were mailed and no correspondence was received in response.

R/2021-CM-258

Moved and seconded

**That the Corporate Officer be authorized to sign and seal 2021-248-DVP respecting property located at 26475 108 Avenue.**

CARRIED

**1110 2020-414-DVP, 2020-414-DP, 22311 North Avenue**

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-414-DVP to reduce required parking spaces, to vary rear yard setbacks and to waive the requirements for concealed parking for the apartment uses and private outdoor areas for each dwelling unit and that the Corporate Officer be authorized to sign and seal 2020-414-DP to permit construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m<sup>2</sup> of office space on the ground floor.

The Corporate Officer advised that 17 notices were mailed and no correspondence was received in response.

R/2021-CM-259

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2020-414-DP respecting property located at 22311 North Avenue.**
- 2. That the Corporate Officer be authorized to sign and seal 2020-414-DVP respecting property located at 22311 North Avenue.**

CARRIED

Councillor Svendsen - OPPOSED

**1111 2020-362-DVP, 2020-362-DP, 11300 Pazarena Place**

Staff report dated recommending that the Corporate Officer be authorized to sign and seal 2020-362-DVP for a reduction to the exterior side line and the front lot line and that the Corporate Officer be authorized to sign and seal 2020-362-DP to permit a three storey mixed-used commercial rental housing project.

The Corporate Officer advised that 90 notices were mailed and no correspondence was received in response.

R/2021-CM-260

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2020-362-DVP respecting property located at 11300 Pazarena Place; and
2. That the Corporate Officer be authorized to sign and seal 2020-362-DP respecting property located at 11300 Pazarena Place.

CARRIED

**Engineering Services**

**1131 Latecomer Agreement LC 176/21**

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21.

R/2021-CM-261

Moved and seconded

**That the cost to provide the excess or extended services at 24093 and 24137 104 Avenue, and Lot 4 NWP10921104 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and**

**That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further**

**That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21 with the subdivider of the lands at 24093 and 24137 104 Avenue, and Lot 4 NWP10921104 Avenue.**

CARRIED

**Corporate Services** – Nil

**Parks, Recreation & Culture**

1171 **Award of Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place**

Staff report dated July 6, 2021 recommending that Contract ITT-PL21-19; New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc., that a contingency be authorized, that the project budget be increased with funding from the Park Development Cost Charge, that the next Financial Plan Bylaw be amended and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-262

Moved and seconded

**That Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc. in the amount of \$1,474,178.00 plus taxes and a contingency of \$140,000 be authorized; and**

**That the project budget be increased by \$316,850.00 through the Park Development Cost Charge Fund and that the next Financial Plan Bylaw amendment include this; and further**

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

CARRIED

**Administration** – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***PUBLIC QUESTION PERIOD***

**Joeseph Naaybe**

Mr. Naaybe advised that he and his family visited Beckett Park. He provided positive feedback on what has been done with the park however expressed concern with one corner which he felt was a safety concern. He asked whether

a netted fence with padded posts could be put in at the corner to provide safety for the users, particularly children.

The General Manager Parks, Recreation & Culture advised that he will speak with design staff and recommendations for change will be made if required.

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*** – 7:56 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer