

COUNCIL MEETING MINUTES

July 27, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on July 27, 2021 at 7:02 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>	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 K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	P. Hlavac-Winsor, General Counsel & Executive Director,
Councillor G. Robson	Legislative Services
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

The agenda was amended to deal with Section 1400 Public Question Period following Section 700 Items on Consent.

300 **APPROVAL OF THE AGENDA**

R/2021-CM-263

It was moved and seconded

That the agenda of the Regular Council Meeting of July 27, 2021 be amended to deal with Public Question Period at the beginning of the meeting and that the agenda be approved as amended.

CARRIED

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

401 Minutes of the Regular Council Meeting of July 13, 2021

2021-CM-264

It was moved and seconded

That the minutes of the Regular Council Meeting of July 13, 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 Meetings of the Development Agreements Committee

- July 13, 2021
- July 21, 2021

701.2 Meetings of Committees and Commissions of Council

- Public Art Steering Committee - May 6, 2021
- Audit & Finance Committee – June 14, 2021

702 **Reports**

702.1 **2021 Council Expenses**

Staff report dated July 27, 2021 listing Council expenses recorded to June 30, 2021.

702.2 **Disbursements for the month ended May 31, 2021**

Staff report dated July 27, 2021 providing information on disbursements for the month ended May 31, 2021.

702.3 **Disbursements for the month ended June 30, 2021**

Staff report dated July 27, 2021 providing information on disbursements for the month ended June 30, 2021.

703 **Correspondence**

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

705 **Recommendation to Receive Items on Consent**

2021-CM-265

Moved and seconded

That Item 701.1 Development Agreements Committee Minutes of July 13, 2021 be removed from the Consent Agenda for discussion and that the Consent Agenda of the July 27, 2021 Council Meeting be received into the record as amended.

CARRIED

The Director of Planning provided clarification on Item 3, 2017-124-RZ, 12516/12555/12599 240 Street and 12511241 Street of the Development Agreements Committee minutes dated July 13, 2021

R/2021-CM-266

Moved and seconded

That Item 701.1 Development Agreements Committees minutes of July 13, 2021 be received into the record.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

Note: Item 1400 Public Question Period was dealt with following Item 700 Items on Consent. Items have been moved in the minutes in conjunction with how they were dealt with. Numbering has not been altered.

1400 ***PUBLIC QUESTION PERIOD***

The Mayor called for speakers and reminded all those who are wishing to speak during Public Question Period to phrase their comments in the form of a question.

Matthew Marshall and Nicola Milne

Mr. Marshall identified himself as one of the farm workers at the Sunflower Café. He asked for the reasoning behind all that was going on, the stipulation behind the temporary use permit and why the applicant is waiting for an approval.

The General Manager Planning and Development Services responded to the questions.

Rayne Beveridge

Mr. Beveridge asked if he could use his time to speak in support of the application as earlier communication had indicated that persons could speak. The Mayor requested that Mr. Beveridge ask a question.

Mr. Beveridge advised on a 50% threshold for products being produced by the same farm and asked if an amendment can be made to the application to hold the farm to that 50% threshold and set a precedent as to what types of businesses this Council approves for temporary use permits. He asked if it would be possible to amend the temporary use permit to allow three years and to seat a last table by 9:00 p.m.

The Director of Planning clarified that the temporary use permit is meant for café use only and does not apply to agricultural use.

New Coast Collaborative – Glenn Kukkee

Mr. Kukkee spoke in support of the application. He asked if there is a way in which City Council can subsidize an advocacy role to work through the paperwork required to allow the proposal.

The Director of Planning advised that the process taking place is the standard process followed by City Hall staff.

Carolyn Beveridge

Ms. Beveridge asked whether a motion can be made to allow her to speak rather than ask a question.

Chris Janowski

Mr. Janowski asked whether proponents of the application can speak as a delegation and why the opportunity was not offered if so. He asked if the vote can be postponed.

The Corporate Officer advised on the process to apply as a delegation to Council.

R/2021-CM-267

Moved and seconded

That the fifteen minute time period allotted for Public Question Period be extended for an additional fifteen minutes.

CARRIED

Tom Lumb

Mr. Lumb asked what will happen after one year should the Temporary Use Permit be approved. He asked if a more permanent approval process can take place.

The Director of Planning explained the process of renewing Temporary use Permits.

Emily Wilson

Ms. Wilson asked why an email from the Corporate Officer had been received which stated person wishing to address the item will be able to speak at the evening meeting at 7:00 p.m. and yet are not allowed. She asked if there will be a portion opening up later where persons can actually speak.

Mayor Morden advised on previous opportunities provided to speak to the item.

Lisa Beveridge

Ms. Beveridge asked for further clarification regarding instructions received by email referencing proponents being allowed five minutes to speak to Council. She asked why such an email was sent out.

R/2021-CM-268

Moved and seconded

That Public Question Period be converted to Public Statement Period with a fifteen minute time limit to allow persons two minutes each to speak to the item rather than being asked to put forward a question.

CARRIED

Rayne Beveridge

Mr. Beveridge requested that persons online who wish to speak allow the persons in the room to comment on the application. He read from a prepared statement. He spoke to family and reasons on why he decided to grow food and share his experiences in farming. He acknowledged the challenge of allowing food service in an R-3 zone by Council and spoke on meeting the farm produce sales bylaw governing farms to avoid precedent setting.

Karsten Scharf

Mr. Scharf spoke in favour of the application and spoke positively on his personal knowledge of Mr. Beveridge and what is being done for the community through the family farm business. He advised on the winter wonderland business arrangement initiated by Mr. Beveridge.

Chris Janowski

Mr. Janowski identified himself as being a chef at the Sunflower Café. He is in favour of the application. He provided a background on his training and past job experiences. He spoke on what the participants in the farm and café wished to create and outlined the vision they had for the endeavour.

Justice Charlebois

Mr. Charlebois identified himself as being a sous chef at the Sunflower Café. He spoke in favour of the application and provided his insight on the personalities of both Mr. Janowski and Mr. Beveridge. He also spoke on the experience brought to the endeavour by Mr. Janowski, the goals and ambitions of those participating in the farm and their commitment to the project.

Carolyn Beveridge

Mrs. Beveridge read from a prepared statement. She identified herself as the mother of Rayne Beveridge. Mrs. Beveridge spoke on the history of the Beveridge family in terms of holistic farm practices. She stated she is not sure how City Hall works and felt there is a challenge to communicate. She outlined the work that has been done on the farm and expressed her wish to see the landscape move forward with both Council and the café. She urged all to accept the Temporary Use Permit.

Lisa Beveridge

Mrs. Beveridge read from a prepared statement. She identified herself as the owner of Yellow House Farm, a nurse, teacher and Head of Continuing Care at Vancouver Community College. She advised on her career background and the endeavors she has been involved in. She spoke on her current position as department head and stated appreciation of procedure and policies. Mrs. Beveridge shared why she and Rayne choose the farm and outlined the benefits of the addition of the café to the farm and to the community. She asked that Council approve the TUP and allow the farm to offer food services as soon as possible.

R/2021-CM-269

Moved and seconded

That the fifteen minute time period allotted for speakers be extended an additional fifteen minutes.

CARRIED

Aleya Silk

Ms. Silk acknowledged that she is speaking on Kwantlen and Stó:lō lands and in support of and on behalf of family living on the Peepeekisi Reserve as well as White Bear Band located in Saskatchewan. She spoke in support of the Sunflower Café and spoke on the benefits of a location allowing local residents to utilize sustainable farming.

Note: Councillor Yousef left the meeting at 8:12 p.m.

Caroline Arnal

Ms. Arnal advised on her relationship with the Beveridge family and spoke positively on the Sunflower Café experience, the operation of the farm including animal care and on the benefits for the community of having a café serving organic meals.

Craig Speirs

Mr. Speirs expressed support for the application in that he felt the farming operation and the café will be beneficial to the community of Maple Ridge. He acknowledged issues with bylaws however felt it important that such operations be given opportunity to start and be tested.

Note: Councillor Meadus left the meeting at 8:15 p.m. and returned at 8:17 p.m. Councillor Yousef returned to the meeting at 8:13 p.m.

Jayden Brown

Mr. Brown spoke in favour of the Sunflower Café. He shared his dining experience at the café and expressed that he felt such an operation was needed by the City of Maple Ridge.

Glenn Kukkee

Mr. Kukkee spoke in support of the application and requested that the longest Temporary Use Permit possible be provided for the farm.

Jordan Wallins

Mr. Wallins identified himself as a member of the Whonnock community. He spoke in support of the application. He felt the operation will benefit the community in providing a place where people can grow food and serve as a community gathering point. He encouraged Council to consider the overall benefit of the community of the application.

Richie Ann Rodriguez

Ms. Rodriguez identified herself as general practitioner in Coquitlam. She expressed support for the application and spoke on the need for the health of future generations to have such operations in communities.

Note: Councillor Duncan put forward a motion to table the item to be returned to a later Council meeting after the public have been notified of a further opportunity to provide feedback.

The Corporate Officer advised on timelines should the item be tabled.

The motion was not seconded.

R/2021-CM-270

Moved and seconded

That Item 1102 be dealt with prior to Item 800.

CARRIED

1102 2021-230-RZ, 10225 272 Street, Temporary Use Permit

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street when all terms and conditions are met.

The Corporate Officer advised that 13 notices were sent out in relation to the item and 75 letters expressing support were received and 5 letters opposed and expressing concerns to the application were received.

R/2021-CM-271

Moved and seconded

That the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street once the following terms and conditions are met:

- i. Fraser Health approvals must be obtained for all on-site services (well, septic and drainage).
- ii. Washroom facilities required for use of customers and the general public.
- iii. Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable.
- iv. All electrical work for a kitchen must be permitted and certified.
- v. Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.
- vi. A conditional Business License must be obtained contingent on the business operation complying with the following:
 - a) All structures meeting the current BC Building Code;
 - b) Approved Fire Department Inspection;
 - c) All external agency requirements being met - (i.e. Fraser Health and Provincial water license if required).

vii. The TUP Application is recognized for the outdoor cafe use only. Additional Agri-tourism or commercial ventures are not being considered under this application.

CARRIED

Mayor Morden - OPPOSED

Note: The meeting recessed at 8:53 p.m. and reconvened at 8:58 p.m. Councillor Robson and Councillor Duncan were not in attendance when the meeting reconvened.

800 ***UNFINISHED BUSINESS***

801 **Business and Financial Planning Guidelines 2022-2026**

Staff report dated July 27, 2021 recommending that the Business and Financial Planning Guidelines 2022-2026 be approved.

Note: Councillor Duncan and Councillor Robson joined the meeting at 8:59 p.m.

The Chief Administrative Officer clarified that the staff report provided outlines a framework to acting as a guideline for staff guide staff to be able to present work plan and financial bylaw to Council

R/2021-CM-273

Moved and seconded

That the Business and Financial Planning Guidelines 2022-2026 be approved.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

900 ***CORRESPONDENCE***

901 **Support for Affordable Housing – Red House Solutions Ltd.**

Letter dated July 15, 2021 from Megan Haney, Red House Solutions Ltd., requesting a letter in support of affordable housing in Maple Ridge in order to obtain funding from the Canada Mortgage and Housing Corporation for Devonshire Court Housing Cooperative to preserve and develop affordable housing units on property located at 22170 Dewdney Trunk Road, Maple Ridge, BC.

R/2021-CM-284

Moved and seconded

That the Mayor be authorized to write a letter on behalf of Council to Red House Solutions Ltd as attached to their correspondence dated July 15, 2021.

CARRIED

1000 ***BYLAWS***

Note: Items 1001 to 1003 are from the July 20, 2021 Public Hearing

Bylaws for Third Reading

1001 **2019-393-RZ, 20786 River Road
Maple Ridge Zone Amending Bylaw No. 7614-2020**
To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).

The current application is to permit a future construction of eight dwelling units in the form of Courtyard Housing.

The Director of Planning advised that there is no lane behind the subject property.

R/2021-CM-275

Moved and seconded

That Zone Amending Bylaw No. 7614-2020 be given third reading.

R/2021-CM-276

Prior to the vote being called on the main motion, it was moved and seconded

That Application 2019-393-RZ, 20786 River Road be referred back to staff.

CARRIED

Councillor Robson - OPPOSED

Note: Councillor Duncan left the meeting at 9:31 p.m. stating she due to medical issues she cannot work longer than 12 hours.

Councillor Dueck requested her statement be placed on the record. She clarified that Councillor Duncan had not been present for the previous daytime meetings. She had only worked 2.5 hours and therefore not worked longer than 12 hours.

1002 2018-180-RZ, 22083 and 22057 Loughheed Highway

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six storeys for Major Corridor Residential development at this location.

R/2021-CM-277

Moved and seconded

That Official Community Plan Amending Bylaw No. 7758-2021 be given third reading.

CARRIED

Councillor Robson - OPPOSED

1002.2 Maple Ridge Zone Amending Bylaw No. 7481-2018

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

The current application is to permit a future development of a six storey apartment building with approximately 106 units and underground parking.

R/2021-CM-278

Moved and seconded

That Zone Amending Bylaw No. 7481-2018 be given third reading.

CARRIED

Councillor Robson - OPPOSED

Bylaws for Third Reading and Adoption

1003 2021-198-RZ, Various Addresses

The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the Local Government Act.

1003.1 2021-198-RZ, 11670/11690 243 Street

Maple Ridge Zone Amending Bylaw No. 7708-2021

To rezone from Land Use Contract to A-1 (Small Holding Agricultural)

R/2021-CM-279

Moved and seconded

That Zone Amending Bylaw No. 7708-2021 be given third reading and be adopted.

CARRIED

- 1003.2 **2021-198-RZ, 12170 222 Street**
Maple Ridge Zone Amending Bylaw No. 7741-2021
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

R/2021-CM-280

Moved and seconded

That Zone Amending Bylaw No. 7741-2021 be given third reading and be adopted.

CARRIED

- 1003.3 **2021-198-RZ, 22509 Royal Crescent and 11760 225 Street**
Maple Ridge Zone Amending Bylaw No. 7742-2021
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential)

R/2021-CM-281

Moved and seconded

That Zone Amending Bylaw No. 7742-2021 be given third reading and be adopted.

CARRIED

- 1003.4 **2021-198-RZ, 11742 225 Street**
Maple Ridge Zone Amending Bylaw No. 7743-2021
To rezone from Land Use Contract to CD-1-00 (Comprehensive District)

R/2021-CM-282

Moved and seconded

That Zone Amending Bylaw No. 7743-2021 be given third reading and be adopted.

CARRIED

- 1003.5 **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7744-2021
To create the Comprehensive Development Zone of CD-1-21 (Medium Density Rental Apartment Residential)

R/2021-CM-283

Moved and seconded

That Zone Amending Bylaw No. 7744-2021 be given third reading and be adopted.

CARRIED

- 1003.6 **2021-198-RZ, 12128 222 Street**
Maple Ridge Zone Amending Bylaw No. 7745-2021
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development)

R/2021-CM-284

Moved and seconded

That Zone Amending Bylaw No. 7745-2021 be given third reading and be adopted.

CARRIED

- 1003.7 **2021-198-RZ, 12184 - 12190 224 Street**
Maple Ridge Zone Amending Bylaw No. 7746-2021
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development)

R/2021-CM-285

Moved and seconded

That Zone Amending Bylaw No. 7746-2021 be given third reading and be adopted.

CARRIED

- 1003.8 **2021-198-RZ, North/East of 12184-12190 224 Street**
Maple Ridge Zone Amending Bylaw No. 7751-2021
To rezone from Land Use Contract to P-1 (Park and School)

R/2021-CM-286

Moved and seconded

That Zone Amending Bylaw No. 7751-2021 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

- 1004 **2017-035-RZ, 11779 Burnett Street**
Staff report dated July 27, 2021 recommending adoption

- 1004.1 **Maple Ridge Zone Amending Bylaw No. 7325-2017**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five storey, 64 rental unit apartment building.

R/2021-CM-287

Moved and seconded

That Zone Amending Bylaw No. 7325-2017 be adopted.

R/2021-CM-288

Before the motion was voted on, it was moved and seconded

That Application 2017-035-RZ, 11779 Burnett Street be referred back to staff until September 2021 to provide clarification on the housing agreement.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen - OPPOSED

The question was called on the main motion.

Councillor Robson, Councillor Yousef – OPPOSED

MAIN MOTION CARRIED

1004.2 **11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019**
To enter into a Housing Agreement

R/2021-CM-289

Moved and seconded

That 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be adopted.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1005 **2017-140-RZ, 23953 Fern Crescent**
Staff report dated July 27, 2021 recommending adoption

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018**
To amend the Silver Valley Area Plan by adjusting the Conservation boundaries to accommodate the final subdivision layout and the required watercourse setbacks

R/2021-CM-290

Moved and seconded

That Official Community Plan Amending Bylaw NO. 7513-2018 be adopted.

CARRIED

1005.2 **Maple Ridge Zone Amending Bylaw No. 7390-2017**
To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential to permit subdivision into four lots not less than 557 m².

R/2021-CM-291

Moved and seconded

That Zone Amending Bylaw No. 7390-2017 be adopted.

CARRIED

1006 **2017-184-RZ, 23585 128 Avenue**

Staff report dated July 27, 2021 recommending adoption

1006.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019**

To amend the OCP Land Use Designation Map from Estate Suburban Residential to Conservation and Forest

R/2021-CM-292

Moved and seconded

That Official Community Plan Amending Bylaw No. 7530-2019 be adopted.

CARRIED

1006.2 **Maple Ridge Zone Amending Bylaw No. 7392-2017**

A Text Amendment to the RS-2 (One Family Suburban) zone to permit additional density bonus provisions

R/2021-CM-293

Moved and seconded

That Zone Amending Bylaw No. 7392-2017 be adopted.

CARRIED

1007 **2018-004-RZ, 22575 Brown Avenue**

Staff report dated July 27, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7445-2018

To rezone from RS 1 (One Family Urban Residential) to RM 2 (Medium Density Apartment Residential District) to permit the future construction of a 47 unit apartment building with underground parking.

R/2021-CM-294

Moved and seconded

That Zone Amending Bylaw No. 7445-2018 be adopted.

CARRIED

1008 **Development Services Fees**

1008.1 **Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021**

To include additional schedules for Development Application and Engineering Subdivision and Development Servicing fees

R/2021-CM-295

Moved and seconded

That Fees & Charges Amending Bylaw No. 7755-2021 be adopted.

CARRIED

1008.2 **Maple Ridge Building Amending Bylaw No. 7756-2021**

To incorporate new rates for services that reflect current labour costs and market rates

R/2021-CM-296

Moved and seconded

That Building Amending Bylaw No. 7756-2021 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2021-194-AL, 12377 248 Street, Non-Farm Use Application**

Staff report dated July 20, 2021 recommending that Non-Farm Use Application 2021-194-AL to permit several Agri-Tourism uses in the form of a petting zoo, a children's play area, a tractor train ride, a pumpkin harvest festival and the use of shipping containers as an accessory agricultural use be authorized to proceed to the Agricultural Land Commission.

R/2021-CM-297

Moved and seconded

That the Non-Farm Use Application 2021-194-AL, respecting the property located at 12377 248 Street, be authorized to proceed to the Agricultural Land Commission.

CARRIED

1102 2021-230-RZ, 10225 272 Street, Temporary Use Permit

Item 1102 was dealt with prior to Item 800

1103 2021-074-RZ, 24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119, RS-3 to M-2

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7777-2021 to rezone from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings be given first reading and that the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-298

Moved and seconded

- 1. In respect of Section 475 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. 7777-2021 be given first reading; and**
- 3. That the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1104 2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road, RS-1 to RM-2

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7766-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a six storey apartment building with 178 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-299

Moved and seconded

- 1. In respect of Section 475 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. 7766-2021 be given first reading; and**
- 3. That the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1105 2017-242-RZ, Home Occupation: Commercial Vehicle Amendment

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7769-2021 to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-291

Moved and seconded

That Zone Amending Bylaw No. 7769-2021 be given first and second reading and be forwarded to Public Hearing.

CARRIED

1106 2019-427-RZ, 20690 Lougheed Highway, RS-1 to C-2

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7776-2021 for a site specific text amendment to reduce the separation distance between an anticipated Government Cannabis Retail use location and two in progress private cannabis retail use locations be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7609-2020 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above be given second reading and be forwarded to Public Hearing.

R/2021-CM-292

Moved and seconded

- 1) That Zone Amending Bylaw No. 7776-2021 be given first and second reading, and be forwarded to Public Hearing;**
- 2) That Zone Amending Bylaw No. 7609-2020 be given second reading, and be forwarded to Public Hearing;**
- 3) 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 Restrictive Covenant for Stormwater Management;**
- 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.**

CARRIED

1107 2021-257-RZ, 110-20110 Loughheed Highway, Site Specific Text Amendment

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7775-2021 to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres to allow such a use on property located at 20110 Loughheed Highway be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-293

Moved and seconded

That Zone Amending Bylaw No. 7775-2021 be given first and second reading and be forwarded to Public Hearing.

CARRIED

Councillor Robson – OPPOSED

Note: At 10:28 p.m., as required by the Council Procedure Bylaw, the Mayor asked for a motion to continue the Council Meeting past 10:30 p.m.

R/2021-CM-294

Moved and seconded

That the Council Meeting be permitted to continue past 10:30 p.m.

CARRIED

Councillor Robson – OPPOSED

1108 2020-403-RZ, 12077 and 12079 240 Street. RS-3 to R-1

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four lots for the future construction of single-family residential dwellings be given second reading and be forwarded to Public Hearing.

R/2021-CM-295

Moved and seconded

- 1) That Zone Amending Bylaw No. 7695-2020 be given second reading, and be forwarded to Public Hearing.
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 240 Street as required;
 - ii) Road dedication on 120B Avenue as required;
 - iii) That the applicant address any comments and concerns put forth by the Building Department as part of the rezoning process 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - vii) That a contribution, in the amount of \$20,400.00 (\$5,100.00 x 4 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1109 2017-140-DVP, 23953 Fern Crescent

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-140-DVP to reduce minimum lot width, minimum building envelope and rear lot line setbacks for specified lots and to increase building height for specified lots.

The Corporate Officer advised that 16 notices were mailed out in relation to the item and no correspondence was received in response.

R/2021-CM-296

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-140-DVP respecting property located at 23953 Fern Crescent.

CARRIED

1110 2017-035-DVP, 2017-035-DP, 11775 and 11781 Burnett Street

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-035-DVP to vary the setback for the underground parking building from the front lot line and to sign and seal 2017-035-DP to permit construction of a 64 unit rental apartment building.

The Corporate Officer advised that 37 notices were mailed out in relation to the item and no correspondence was received in response.

R/2021-CM-297

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-035-DVP respecting property located at 11775 and 11781 Burnett Street; and**
- 2. That the Corporate Officer be authorized to sign and seal 2017-035-DP respecting property located at 11775 and 11781 Burnett Street.**

CARRIED

Councillor Robson - OPPOSED

1111 2017-486-DVP, 2017-485-DP, 10640 248 Street

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-486-DVP to reduce front, rear, exterior side and interior side setbacks, to increase maximum building height and retaining wall height and to reduce the Common Open Area and the Indoor Amenity requirement and that the Corporate Officer be authorized to sign and seal 2017-485-DP to permit a 61 unit townhouse site.

The Corporate Officer advised that 76 notices were mailed out in relation to the item and 1 piece of correspondence was received opposed or expressing concern.

R/2021-CM-298

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-486-DVP respecting property located at 10640 248 Street; and**
- 2. That the Corporate Officer be authorized to sign and seal 2017-485-DP respecting property located at 10640 248 Street.**

CARRIED

Councillor Robson - OPPOSED

1112 2018-004-DVP, 2018-004-DP, 22575 Brown Avenue

Staff report dated July 20, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-004-DVP to reduce front, rear and side lot lines on portions of the facade, the front entrance canopy, the roof overhang and balcony columns and to increase the maximum number of small car visitor parking spaces and that the Corporate Officer be authorized to sign and seal 2018-004-DP to construct a 48 unit apartment building.

The Corporate Officer advised that 116 notices were mailed out in relation to the item and 1 piece of correspondence was received in support of the item.

R/2021-CM-299

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2018-004-DVP respecting property located at 22575 Brown Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2018-004-DP respecting property located at 22575 Brown Avenue.

CARRIED

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture

1171 Municipal Advisory Committee on Accessibility and Inclusiveness - Age-Friendly Initiative Sub-committee

Staff report dated July 20, 2021 recommending that the term of the Age-Friendly Initiatives Sub-Committee be extended for an additional three year period expiring on January 30, 2024 and that the revised Terms of Reference for the sub-committee be endorsed.

R/2021-CM-300

Moved and seconded

That the term of the Age-friendly Initiative Sub-committee be extended for an additional three-year period expiring on January 30, 2024; and further

That the Age-friendly Initiative Sub-committee revised Terms of Reference be endorsed.

CARRIED

Administration

1191 Downtown Maple Ridge Business Improvement Area

Staff report dated July 20, 2021 recommending that Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 to re-establish the Downtown Maple Ridge Business Improvement Association (DMRBIA) be given first, second and third reading.

R/2021-CM-301

Moved and seconded

That Business Improvement Area Establishment Bylaw No. 7767-2021 be given first, second and third reading.

CARRIED

1200 STAFF REPORTS

1201 Canada Community Revitalization Fund - 241A Street & 112 Avenue Park

Staff report dated July 27, 2021 recommending that the '241A Street & 112 Avenue Park' project be submitted to the Canada Community Revitalization Fund.

R/2021-CM-302

Moved and seconded

That staff submit the '241A Street & 112 Avenue Park' project to the Canada Community Revitalization Fund.

CARRIED

1202 Licence Agreement Authorization - Metro Vancouver Force Main Construction

Staff report dated July 27, 2021 recommending that a Licence of Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized and that the Corporate Officer be authorized to execute the agreement.

Note: Councillor Yousef left the meeting at 10:41 p.m. during the discussion and returned at 10:45 p.m.

The General Manager Engineering Services clarified the location of the lands outlined in the agreement.

R/2021-CM-303

Moved and seconded

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized; and

That the Corporate Officer be authorized to execute the agreement.

R/2021-CM-304

Moved and seconded

That Item 1202 be deferred to a future meeting of Council.

MOTION TO DEFER CARRIED

Councillor Dueck - OPPOSED

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

1500 ***MAYOR AND COUNCILLORS' REPORTS***

Two long term employees were congratulated on their upcoming retirement and thanked for their service to the City and the community.

The Mayor gave a video presentation providing an update prior to summer break on progress made at the City in recent months.

1600 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS** – Nil

1700 ***ADJOURNMENT*** – 11:00 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer