

City of Maple Ridge

COUNCIL MEETING MINUTES

September 13, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on September 13, 2022, at 7:03 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager of Planning and Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Labonne, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	
ABSENT	
Councillor K. Duncan	Other Staff as Required
	M. McMullen, Manager of Development & Environmental Services
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	J. Kim – Information Technology

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: 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-275

It was moved and seconded

That the agenda of the Regular Council Meeting of September 13, 2022 be adopted as circulated.

CARRIED

400 **ADOPTION AND RECEIPT OF MINUTES**

401 Minutes of the Regular Council Meeting of July 26, 2022

R/2022-CM-276

It was moved and seconded

That the minutes of the Regular Council Meeting of July 26, 2022 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee:

- August 2, 2022
- August 12, 2022
- August 18, 2022
- August 23, 2022
- August 24, 2022
- August 31, 2022

702 ***Reports***

703 ***Correspondence***

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

704.1 **August**

That the following Item from the August 9, 2022 Closed Council Meeting be released from Closed Council status:

Item 4.2 – Councillor Matter -1

On March 22, 2022, following Councillor Robson's petition to the Court, Council re-appointed Councillor Robson to city committees and the acting mayor rotation. At that time, Council indicated publicly that it would carry out a further investigation into Councillor Robson conduct, while he pursued legal action against the City.

Today, Maple Ridge City Council and Councillor Robson have jointly agreed that it is in the best interest of the community to conclude this matter immediately, allowing Council to conduct the balance of its outstanding business before the October 15 municipal election without the distraction and cost to taxpayers of continued action. As a result, Council will not pursue a further investigation of Councillor Robson, and Councillor Robson will discontinue his legal proceedings against the City. Both Council and Councillor Robson agree that it is time to conclude the issue and allow Council to focus on the remainder of its agenda before wrapping up this term.

705 **Recommendation to Receive Items on Consent**

R/2022-CM-277

It was moved and seconded

That the items on the Consent Agenda of the September 13, 2022, Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS*** – Nil

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2021-355-RZ, 13301 251A Street, P-6 to M-3 and RS-2**

Staff report dated September 6, 2022, recommending that Zone Amending Bylaw No. 7783-2021 to rezone from P-6 (Civic) to M-3 (Business Park Industrial) and RS-2 (Single Detached Suburban Residential), to permit the future construction of an industrial business park and two single-family lots be given first reading and that the applicant provide further information as described in the report.

R/2022-CM-278

It was 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. 7783-2021 be given first reading; and further

3. That the applicant provide further information as described on Schedules A, C, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED UNANIMOUSLY

1102 2022-135-RZ, 11894 and 11904 Laity Street, RT-1 to RM-2

Staff report dated September 6, 2022, recommending that Zone Amending Bylaw No. 7875-2022 to rezone from RT-1 (Two Unit Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six-story apartment building with approximately 62 units, with all of the parking provided underground be given first reading and that the applicant provide further information as described in the report.

R/2022-CM-279

It was 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;

2. That Zone Amending Bylaw No. 7875-2022 be given first reading; and further

3. That the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED UNANIMOUSLY

1103 2022-228-RZ, 10441 245B Street, RS-2 to RS-1b

Staff report dated September 6, 2022, recommending that Zone Amending Bylaw 7872-2022 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately three lots to be given first reading and that the applicant provide further information as described in the report.

R/2022-CM-280

It was 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. 7872-2022 be given first reading; and further

3. That the applicant provide further information as described on Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999, along with a Subdivision application.

CARRIED UNANIMOUSLY

1104 2021-324-RZ, 20660 & 20670 123 Avenue and 20679 Tyner Avenue, RS-3 to R-1

Staff report dated September 6, 2022, recommending that Official Community Plan Amending Bylaw No. 7871-2022 to be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7788-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of 10 lots, be given second reading and forward to Public Hearing.

R/2022-CM-281

It was moved and seconded

- 1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7871-2022 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. 7871-2022 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. 7871-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4. That Official Community Plan Amending Bylaw No. 7871-2022 be given first and second reading and be forwarded to Public Hearing;**
- 5. That Zone Amending Bylaw No. 7788-2021 be given second reading, and be forwarded to Public Hearing;**
- 6. 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. Amendment to Official Community Plan Schedules "B" and "C";
- iv. Road dedication on 123 Avenue as required;
- v. Park dedication as required, including construction of walkways, multi-purpose trails, park infrastructure, and removal of all debris and garbage from park land;
- vi. Consolidation of the subject properties;
- vii. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- viii. Registration of a Restrictive Covenant for the protection of trees on the subject properties;
- ix. Registration of a Statutory Right-of-Way plan and agreements for public pedestrian access and maintenance of utilities;
- x. Registration of a Restrictive Covenant for Stormwater Management;
- xi. Registration of a Restrictive Covenant for a Lift Station;
- xii. Removal of existing building(s);
- 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; and
- xiv. That a contribution, in the amount of \$71,000.00 (\$7,100.00/lot,) be provided in keeping with the Council Policy with regard to Community Amenity Contributions, or the current rate applicable at the time of third reading.

CARRIED UNANIMOUSLY

1105 2017-262-RZ/2019-064-RZ/2018-182-RZ, 11040, 11045 and 11060
Cameron Court, Road Closure Bylaw

Staff report dated September 6, 2022, recommending that Road Closure Bylaw No. 7864-2022, to close and remove the dedication of highway on a portion of Cameron Court, be given first reading and that staff be authorized to commence the notification provisions of the Community Charter, S.B.C., c. 26.

R/2022-CM-282

It was moved and seconded

1. That staff be authorized to bring forward a Bylaw to close and remove the dedication of highway on that portion of Cameron Court adjacent to 11040, 11045 and 11060 Cameron Court;
2. That Road Closure Bylaw No. 7864-2022 be given first reading; and further
3. That staff be authorized to commence the notification provisions of the Community Charter, S.B.C., c.26.

CARRIED UNANIMOUSLY

ENGINEERING SERVICES

1131 Award of Contract: ITT-EN22-24 - 263 Street Reservoir Expansion

Staff report dated September 6, 2022, recommending that Contract ITT-EN22-24: 263 Street Expansion be awarded to Trittech Group Ltd., a construction contingency be approved, the existing Stantec Ltd. contract be increased and that the Corporate Officer be authorized to execute the contract.

R/2022-CM-283

It was moved and seconded

That Contract ITT-EN22-24: 263 Street Reservoir Expansion, be awarded to Trittech Group Ltd. in the amount of \$4,697,301.15, excluding taxes; and

That a construction contingency of \$702,698.85 be approved to address potential variations in field conditions; and

That the next Financial Plan Bylaw amendment include additional funding of \$1,888,872 for the 263 Street Reservoir Expansion; and

That the existing Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Reservoir Expansion, be increased by \$170,000; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED UNANIMOUSLY

CORPORATE SERVICES

1151 Extension of Tax Sale Redemption Period

Staff report dated September 6, 2022, recommending that Extension of Tax Sale Redemption Period Bylaw No. 7884-2022, be given first, second, and third readings

R/2022-CM-284

It was moved and seconded

That Extension of Tax Sale Redemption Period Bylaw No. 7884-2022 be given first, second and third readings.

CARRIED UNANIMOUSLY

1200 STAFF REPORTS – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *PUBLIC QUESTION PERIOD*- Nil

1500 *MAYOR AND COUNCILLORS' REPORTS* -Nil

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

1700 *ADJOURNMENT* – 7:34 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer