

City of Maple Ridge

COUNCIL MEETING MINUTES

September 14, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on September 14, 2021 at 7:04 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 C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director,
Councillor A. Yousef	Legislative 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
	F. Smith, Director of Engineering

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 Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Note: Councillor Robson was absent at the start of the meeting.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2021-CM-305

It was moved and seconded

That the agenda of the Regular Council Meeting of September 14, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of July 27, 2021

R/2021-CM-306

It was moved and seconded

That the minutes of the Regular Council Meeting of July 27, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701.1 Development Agreements Committee Meetings

- August 5, 2021
- August 11, 2021
- August 16, 2021
- August 24, 2021
- August 31, 2021

702 **Reports**

702.1 **Disbursements for the month ended July 31, 2021**

Staff report dated September 7, 2021 providing information on disbursements for the month ended July 31, 2021.

702.2 **2021 Council Expenses**

Staff report dated September 7, 2021 providing information on Council expenses recorded to July 31, 2021.

703 **Correspondence**

703.1 **117 Avenue Corridor Improvement Petition**

Petition to create a safe environment on the 117 Avenue Corridor.

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

From the July 20, 2021 Closed Council Meeting

- 04.01 Pitt Meadows Airport Society – That Cyrus Ameli and Dave Harkness be recommended to the Pitt Meadows Airport Society as Directors

From the August 24, 2021 Closed Council meeting:

- 02.02 Memorandum of Understanding (MOU) with TELUS - That the MOU be referred back to staff and that back to TELUS by way of letter that while the City understands TELUS is making an investment in the City, there needs to be the Connected Community Strategy in place providing a fulsome fibre framework before the MOU will be executed.

705 **Recommendation to Receive Items on Consent**

R/2021-CM-307

It was moved and seconded

That the items on the Consent Agenda of the September 14, 2021 Council Meeting be received into the record.

CARRIED

Note: Councillor Robson joined the meeting electronically at 7:07 p.m.

800 ***UNFINISHED BUSINESS***

Note: *Item 801 was deferred at the July 27, 2021 Council Meeting*

801 **Addendum to Report on Licence Agreement Authorization – Metro Vancouver Forcemain Construction**

Staff report addendum dated September 14, 2021 addressing comments raised by Council at the July 13, 2021 Council Workshop Meeting and recommending 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 situated at Lot 280, Group 1, New Westminster District, Plan 63221 and Plan 63218 for construction purposes be authorized and that the Corporate Officer be authorized to execute the agreement.

The Director of Engineering provided a verbal introduction and background on the item. Metro Vancouver staff and City staff responded to questions from Council.

Metro Vancouver requested that residents report comments and/or concerns directly by using the email icentre@metrovancover.org with the text “Northwest Langley Wastewater Treatment Project – Fraser River Crossing” in subject line or by calling 604-432-6200 and referencing the project name.

R/2021-CM-308

Moved and seconded

1. That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow the temporary use of City lands (Lot 280, Group 1, New Westminster District, Plan 63221 & Plan 63218) for construction purposes be authorized; and
2. That the Corporate Officer be authorized to execute the agreement.

CARRIED

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS* – Nil

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 2021-099-RZ, 21848 124 Avenue, RS-1 to R-1

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7770-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-309

Moved and seconded

1. That Zone Amending Bylaw No. 7770-2021 be given first reading; and
2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1102 2021-315-RZ, 24495 110 Avenue, RS-3 to RS-1d

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7778-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached [Half Acre] Residential) to permit a future subdivision of approximately five single family lots not less than 557m² (5,996ft²) in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-310

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. 7778-2021 be given first reading; and
3. That the applicant provides further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1103 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential) to permit future construction of approximately 21 strata townhouse units be given second reading and be forwarded to Public Hearing.

R/2021-CM-311

Moved and seconded

- 1) That Zone Amending Bylaw No. 7628-2020 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 Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - ii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
 - iii) Registration of a Restrictive Covenant for Stormwater Management;
 - iv) Removal of existing buildings;
 - v) 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.
 - vi) That a voluntary contribution, in the amount of \$86,100.00 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2019-425-DVP, 2019-425-DP, 25057, 25123 and 25171 112 Avenue

Staff report dated September 7, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-425-DVP for: R-1 zoned lots - to reduce the rear yard setback for Lots 7 and 12; for R-2 zoned lots - to reduce the minimum lot depth for Lot 28, to reduce the rear yard setbacks for Lots 33-39, Lots 79-82, Lot 78, Lot 83 and Lot 28 and to allow vehicular access to be provided from the front for lots backing on a municipal lane for Lots 33-39 and Lots 78-83; for R-3 zoned lots - to reduce minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road for Lots 42-77; and that the Corporate Officer be authorized to sign and seal 2019-425-DP to permit a subdivision of approximately 83 single-family lots over two phases.

R/2021-CM-312

Moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2019-425-DVP respecting properties located at 25057, 25123 and 251711 12 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2019-425-DP respecting properties located at 25057, 25123 and 25171112 Avenue.

CARRIED

Engineering Services – Nil

Corporate Services

Note: Councillor Robson and Councillor Yousef excused themselves from discussion of Item 1151 at 7:34 p.m. due to connections to the Friends in Need Foodbank.

1151 2021 Community Grants

Staff report dated September 7, 2021 recommending that the proposed allocation of the 2021 Community Grants be approved.

R/2021-CM-313

Moved and seconded

That the proposed allocation of the 2021 Community Grants as shown on Schedule "A" of the staff report dated September 7, 2021 be approved.

CARRIED

Note: Councillor Yousef returned to the meeting at 7:35 p.m. Councillor Robson did not return immediately due to technical difficulties. He was absent for the vote on Item 1152.

1152 Modernization of the Maple Ridge Fire Department Radio Communications Network

Staff report dated September 7, 2021 recommending that the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

R/2021-CM-314

Moved and seconded

That the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

CARRIED

Parks, Recreation & Culture – Nil

Administration – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

Councillor Yousef advised that requests have been received from the neighbourhood at the north end of 248 Street in relation to the embankment asking for barricades to be installed to prevent further accidents at the site.

Staff advised on a previous safety review conducted at that location and advised that options for the area will be investigated.

1400 ***PUBLIC QUESTION PERIOD***

There were no speakers present.

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

Council members provided their reports on activities participated in during the past few weeks.

Note: Councillor Robson returned to the meeting at 7:44 p.m.

1501 ***Mayor's Quarterly Update***

The Mayor provided a video on work completed in the second quarter of 2021.

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

1601 **Notice of Motion by Councillor J. Dueck**

Councillor Dueck put forward the following notice of motion:

That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further,

That applications for pharmacies be held in abeyance pending the adoption of a Zone Amending Bylaw

1700 ***ADJOURNMENT*** - 8:06 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer