

City of Maple Ridge

***COUNCIL MEETING MINUTES***

July 23, 2019

The Minutes of the City Council Meeting held on July 23, 2019 at 7:15 p.m. in the Council Chamber of the 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>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	L. Benson, Director of Corporate Administration
Councillor R. Svendsen	C. Goddard, Director of Planning
Councillor A. Yousef	T. Thompson, Chief Financial Officer

***ABSENT***

Councillor K. Duncan

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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: Councillor Robson was not in attendance at the start of the meeting.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

- Addition of Item 1301 Reconsideration of Rezoning Application, 2019-090-RZ, 22090 Cliff Avenue
- Removal of Item 2012 Community Safety and Well-Being Steering Committee Draft Terms of Reference

300 ***APPROVAL OF THE AGENDA***

R/2019-467

It was moved and seconded

**That the agenda of the Regular Council Meeting of July 23, 2019 be amended with the addition of Item 1301 Reconsideration of Rezoning Application, 2019-090-RZ, 22090 Cliff Avenue and the removal of Item 1201 Community Safety and Well-Being Steering Committee Draft Terms of Reference and that the agenda as amended be approved.**

CARRIED

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

401 Minutes of the Regular Council Meeting of July 9, 2019 and the Special Council Meeting of July 9, 2019 and July 16, 2019

R/2019-468

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 9, 2019 and the Special Council Meeting of July 9, 2019 and July 16, 2019 be adopted as circulated.**

CARRIED

402 Report of the Public Hearing of July 16, 2019

R/2019-469

It was moved and seconded

**That the Report of the Public Hearing of July 16, 2019 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS***

601 **Climate Emergency Presentation**

- **Steve Ranta**

Mr. Ranta gave a presentation on climate change and requested that the City of Maple Ridge put forward a declaration emphasizing the need to implement effective measures to bring in change to deal with global warming.

650 ***QUESTIONS FROM THE PUBLIC SESSION*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meeting of July 16, 2019

- 701.2 Minutes of Meetings of Committees and Commissions of Council
- Public Art Steering Committee – May 2, 2019

702 **Reports**

702.1 **Disbursements for the month ended May 31, 2019**

Staff report dated July 23, 2019 recommending that the disbursements for the month ended May 31, 2019 be received for information.

702.2 **Disbursements for the month ended June 30, 2019**

Staff report dated July 23, 2019 recommending that the disbursements for the month ended June 30, 2019 be received for information.

702.3 **2019 Council Expenses**

Staff report dated July 23, 2019 recommending that Council expenses recorded to June 30, 2019 be received for information.

703 **Correspondence** – Nil

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

R/2019-470

It was moved and seconded

**That the items on the Consent Agenda be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Award of Contract - Maple Ridge Lawn Bowling Surface Replacement**

Staff report dated July 23, 2019 recommending Contract RFP-PL19-41 for Synthetic Lawn Bowling Surface Replacement at Maple Ridge Lawn Bowling Club be awarded to Marathon Surfaces Inc., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

R/2019-471

It was moved and seconded

**That Contract RFP-PL19-41 for Synthetic Lawn Bowling Surface Replacement at Maple Ridge Lawn Bowling Club be awarded to Marathon Surfaces Inc. in the amount of \$258,800.00 excluding taxes;**

**That a contingency of \$30,000 be authorized; and further,**

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

CARRIED

802 **Advisory Committee Review Recommendations – Phase 1**

Staff report dated July 23, 2019 recommending that staff be directed to amend “Policy 3.11 Committees of Council” and associated bylaws and terms of reference, that the Advisory Committee Review Task Force be directed to undertake a “Phase 2” review of advisory committee subcommittees and task forces and that finance work typically considered at Audit and Finance Committee meetings be permitted to be considered at either Council Workshop or Committee of the Whole as an alternative venue.

R/2019-472

It was moved and seconded

**That staff be directed to amend "Policy 3.11 Committees of Council" and associated bylaws and terms of reference to incorporate the recommendations in Attachments A and B of the July 23, 2019 Council report titled "Advisory Committee Review Recommendations - Phase 1";**

**That the Advisory Committee Review Task Force be directed to undertake a "Phase 2" review of advisory committee subcommittees and task forces and bring back recommendations for Council consideration in the fall of 2019; and further,**

**That finance work typically considered at Audit and Finance Committee meetings be permitted to be considered at Council Workshops or Committee of the Whole meetings as an alternative venue.**

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 **BYLAWS**

Note: *Item 1001 is from the July 16, 2019 Public Hearing*

**Bylaws for Third Reading**

- 1001 **2018-444-RZ, 21759 River Road  
Maple Ridge Zone Amending Bylaw No. 7516-2018**  
To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit a future subdivision of two lots  
Third reading

R/2019-473

It was moved and seconded

**That Zone Amending Bylaw No. 7516-2018 be given third reading.**

CARRIED

**Bylaws for Adoption**

- 1002 **2017-061-RZ, 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018**  
Staff report dated July 23, 2019 recommending that 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018 to enter into a Housing Agreement for 49 market rental units and 17 adaptive housing units be adopted as amended  
Adoption

R/2019-474

It was moved and seconded

**That 22255 Dewdney Trunk Housing Agreement Bylaw No. 7497-2018 be adopted.**

CARRIED

- 1003 **2016-091-RZ, 14155 Marc Road**  
Staff report dated July 23, 2019 recommending adoption

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7416-2017**  
To amend Silver Valley Area Plan Figure 2 from Eco Cluster and Conservation to Conservation, Eco Cluster and Neighbourhood Park;  
to amend Silver Valley Area Plan Figure 4: Trail/Open Space as shown; to Add to Conservation, Add to Neighbourhood Park, to Remove from Conservation and Add to Trail  
Adoption

R/2019-475

It was moved and seconded

**That Official Community Plan Amending Bylaw No. 7416-2017 be adopted.**

CARRIED

1003.2 **Maple Ridge Zone Amending Bylaw No. 7254-2016**

To rezone from A-2 (Upland Agricultural) to R-1 (Residential District) and R-2 (Urban Residential District) to permit a future subdivision of approximately 109 lots

Adoption

R/2019-476

It was moved and seconded

**That Zone Amending Bylaw No. 7254-2016 be adopted.**

CARRIED

1004 **2017-434-RZ, 24364 112 Avenue**

Staff report dated July 23, 2019 recommending adoption

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018**

To amend Schedule "B" from Low/Medium Density Residential to Conservation and to amend Schedule "C" to adjust the Conservation boundary

Adoption

R/2019-477

It was moved and seconded

**That Official Community Plan Amending Bylaw No. 7488-2018 be adopted.**

CARRIED

1004.2 **Maple Ridge Zone Amending Bylaw No. 7399-2017**

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a future subdivision of approximately 15 (371m<sup>2</sup>) lots

Adoption

R/2019-478

It was moved and seconded

**That Zone Amending Bylaw No. 7399-2017 be adopted.**

CARRIED

- 1005 **Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7489-2018**  
To integrate 'rough-in' electric vehicle charging infrastructure requirements  
Adoption

R/2019-479

It was moved and seconded

**That Bylaw No. 7489-2018 be adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

- 1101 **2019-062-SP, 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046 Soil Deposit Permit Application**

Staff report dated July 16, 2019 recommending that the application for a Soil Deposit Permit for 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046 be approved.

Note: Councillor Robson joined the meeting at 7:58 p.m.

MAIN MOTION

R/2019-480

It was moved and seconded

**That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24366, 24388 River Road, 24548 Lougheed Highway, and adjacent lot to 24548 Lougheed Highway (PID 012-847-046) be approved by Council.**

MOTION TO DEFER

R/2019-481

It was moved and seconded

**That the motion to approve an application for a Soil Deposit Permit on the properties at 24366, 24388 River Road, 24548 Lougheed Highway and adjacent lot to 24548 Lougheed Highway (PID 012-847-046) be deferred to a Council meeting in September 2019.**

MOTION TO DEFER CARRIED

**1102 2019-079-SP, 9842 264 Street, Soil Deposit Permit Application**

Staff report dated July 16, 2019 recommending that the application for a Soil Deposit Permit for 9842 264 Street be approved and forwarded to the Agricultural Land Commission.

R/2019-482

It was moved and seconded

**That the application for a Soil Deposit Permit under Section 20(3) and 25(1b) of the Agricultural Land Commission Act submitted for the property at 9842 264 Street be approved through resolution by Council and forwarded to the Agricultural Land Commission.**

DEFEATED

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

**1103 2019-229-AL, 20981 123 Avenue, Application for Non-adhering Residential Uses in the Agricultural Land Reserve**

Staff report dated July 16, 2019 recommending that Application 2019-229-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

R/2019-483

It was moved and seconded

**That Application 2019 -229-AL, respecting property at 20981 123 Avenue, be forwarded to the Agricultural Land Commission.**

CARRIED

**1104 2019-244-RZ, 12155 Edge Street Discharge Land Use Contract No. L74462 and U101211; First Reading Zone Amending Bylaw No. 7567-2019**

Staff report dated July 16, 2019 recommending that Zone Amending Bylaw No. 7567-2019 to discharge Land Use Contract L74462 and U101211 be given first reading to rezone 12155 Edge Street to RM-2 (Medium Density Apartment Residential) to permit the construction of two, 5 storey purpose built rental apartment buildings consisting of 212 units with 256 parking stalls.

R/2019-484

It was moved and seconded

**That Zone Amending Bylaw No. 7567 -2019 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.**

CARRIED

**1105 2017-035-RZ, 11775 and 11781 Burnett Street, RS-1 to RM-2, Housing Agreement Bylaw No. 7556-2019**

Staff report dated July 16, 2019 recommending that 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be given first and second reading and third reading concurrent with Maple Ridge Zone Amending Bylaw No. 7325-2017 and that 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 a five storey, 64 rental unit apartment building be given second reading and be forwarded to Public Hearing.

R/2019-485

It was moved and seconded

- 1) **That Zone Amending Bylaw No. 7325 -2017 be given second reading, and be forwarded to Public Hearing;**
- 2) **That 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be given first and second reading, and third reading concurrent with Zone Amending Bylaw No. 7325 -2017; and**
- 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) **Road dedication on Burnett Street as required;**
  - iii) **Submission of a traffic study including a review of the Burnett/Lougheed and Burnett/Dewdney Trunk Intersections;**
  - iv) **Consolidation of the subject properties;**
  - v) **Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;**
  - vi) **Registration of a Restrictive Covenant for visitor parking spaces;**
  - vii) **Registration of a Restrictive Covenant for Stormwater Management;**
  - Viii) **Registration of a Housing Agreement In accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that units In the proposed building will be restricted to residential rental units;**

- ix) **Removal of existing building/s;**
- x) **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.**

CARRIED

1106 **2019-168-DVP, 23988 Dewdney Trunk Road**

Staff report dated July 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-168-DVP to permit third party signs on the subject property limited to the businesses on adjacent parcels on 240 Street.

The Director of Corporate Administration advised that the City of Maple Ridge mailed out 19 letters and that no correspondence was received.

R/2019-486

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2019-168-DVP respecting property located at 23988 Dewdney Trunk Road.**

CARRIED

1107 **2019-078-DP, 300 – 20201 Lougheed Highway**

Staff report dated July 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-078-DP to allow the rebranding of a portion of the former Safeway grocery store located at 300 – 20201 Lougheed Highway into a Freshco grocery store.

R/2019-487

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2019-078-DP respecting property located at 300-20201 Lougheed Highway.**

CARRIED

Note: Item 1108 Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 was not moved forward to the July 23, 2019 Council Meeting from the July 16, 2019 Committee of the Whole Meeting. The item was referred back to staff by Council. It has been removed from the July 23, 2019 Council Meeting agenda.

**1109 128 Avenue (210 Street to 224 Street) Roadworks Project Close-Out Report**

Staff report dated July 16, 2019 providing information on final project costs for the 128 Avenue corridor from 210 Street to 224 Street roadworks.

R/2019-488

It was moved and seconded

**That the staff report dated July 16, 2019 titled "128 Avenue (210 Street to 224 Street) Roadworks Project Close-Out Report" be received into the record.**

CARRIED

**1110 Award of Contract ITT-OP19-38: McNutt Road PRV Chamber Replacement**

Staff report dated July 16, 2019 recommending that Contract ITT-OP19-38: McNutt Rod PRV Chamber Replacement be awarded to Triahn Enterprises (2018) Ltd., that a construction contingency to address potential variations in field conditions be approved; that the financial plan be amended to increase the budge and that the Corporate Officer be authorized to execute the contract.

R/2019-489

It was moved and seconded

**That Contract ITT-OP19-38: McNutt Road PRV Chamber Replacement, be awarded to Triahn Enterprises (2018) Ltd. in the amount of \$347,119 excluding taxes; and**

**That a construction contingency of \$35,000 be approved to address potential variations in field conditions; and**

**That the financial plan be amended to increase the McNutt Road PRV Chamber Replacement budget from \$400,000 to \$521,948 funded from the Water Utility Fund; and further,**

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

CARRIED

**1111 Award of Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy**

Staff report dated July 16, 2019 recommending that Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy be awarded to GHD; that contingency funding be approved; and that the Corporate Officer be authorized to execute the agreement.

David Pollock reviewed the staff report.

R/2019-490

It was moved and seconded

**That Contract RFP-EN19-26: Engineering Consulting Services for Integrated Asset Management Strategy be awarded to GHD in the amount of \$217,185 plus taxes; and**

**That contingency funding of \$20,000 be approved, only to be utilized if needed; and further**

**That the Corporate Officer be authorized to execute the Client/Consultant Agreement.**

CARRIED

*Corporate Services* – Nil

*Parks, Recreation & Culture*

**1151 Maple Ridge Historical Society Operating and Lease Agreement Renewal**

Staff report dated July 16, 2019 recommending that the Maple Ridge Historical Society Operating Agreement be approved, that the Maple Ridge Historical Society Lease Agreement for the Brick Yard House & Office be approved, that the Maple Ridge Historical Society Lease Agreement for St. Andrew's Church be approved and that the Maple Ridge Historical Society Lease Agreement for The Old Post Office be approved and that the Corporate Officer be authorized to execute the agreements.

R/2019-491

It was moved and seconded

**That the Maple Ridge Historical Society Operating Agreement dated July 16, 2019 for a three year term be approved; and,**

**That the Maple Ridge Historical Society Lease Agreement for the Brick Yard House & Office effective from July 16, 2019 for a three year term be approved; and,**

That the Maple Ridge Historical Society Lease Agreement for St. Andrew's Church effective from July 16, 2019 for a three year term be approved; and,

That the Maple Ridge Historical Society Lease Agreement for The Old Post Office effective from July 16, 2019 for a three year term be approved; and further,

That the Corporate Officer be authorized to execute these agreements.

CARRIED

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS**

Note: Item 1201 Community Safety and Well-Being Steering Committee Draft Terms of Reference was removed from the agenda

1300 **OTHER MATTERS DEEMED EXPEDIENT**

1301 **2019-090-RZ, 22090 Cliff Avenue  
Reconsideration of Motion No. R/2019-429 (defeated at the July 9, 2019 Council Meeting)**

Mayor Morden explained his reasoning for a request for the reconsideration of the Motion No. R/2019-429 pertaining to Application 2019-090-RZ.

R/2019-492

It was moved and seconded

**That Zone Amending Bylaw No. 7559-2019 be given first reading; and**

**That the applicant provide further information as described on Schedules B, E and G of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

Councillor Robson - OPPOSED

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

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

The Mayor and Councillors provided their reports on activities participated in during the past few weeks.

1600 ***ADJOURNMENT*** – 8:41 p.m.

Certified Correct

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M. Morden, Mayor

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L. Benson, Corporate Officer