

City of Maple Ridge

**COUNCIL MEETING MINUTES**

February 11, 2020

The Minutes of the City Council Meeting held on February 11, 2020 at 7:00 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>	
Mayor M. Morden	A. Horsman, Chief Administrative Officer
Councillor J. Dueck	L. Benson, Director of Corporate Administration (Corporate Officer)
Councillor K. Duncan	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus*	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen*	D. Pope, Acting General Manager Parks, Recreation & Culture
Councillor A. Yousef	T. Thompson, Chief Financial Officer

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*\*Councillors Meadus and Svendsen attended the meeting remotely via GoToMeeting*

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

**100 CALL TO ORDER**

**200 AMENDMENTS TO THE AGENDA**

**300 APPROVAL OF THE AGENDA**

R/2020-036

It was moved and seconded

**That the agenda of the Regular Council Meeting of February 11, 2020 be adopted as circulated.**

CARRIED

**400 ADOPTION OF MINUTES**

401 Minutes of Regular Council Meeting of January 28, 2020

R/2020-037

It was moved and seconded

**That the minutes of the Regular Council Meeting of January 28, 2020 be adopted.**

CARRIED

**500 PRESENTATIONS AT THE REQUEST OF COUNCIL**

**600 DELEGATIONS**

**601 Decline of Pollinators**

Dr. Robert Masse provided a presentation on the scope of the decline of pollinators and asked that Council promote the creation of pollinator gardens and supportive plantings and practices and consider joining Bee City Canada.

**602 Alouette River Management Society (ARMS)**

Representatives from Alouette River Management Society (ARMS) provided highlights of their 2019 annual report on activities.

**700 ITEMS ON CONSENT**

**701 MINUTES**

**701.1 Minutes of the Development Agreements Committee Meetings of:**

- January 22, 2020
- January 29, 2020

**701.2 Minutes of Meetings of Committees and Commissions of Council**

- October 16, 2019 – Advisory Design Panel

**703 CORRESPONDENCE**

**703.1 Petition – Re: 2018-289-RZ, 10309 and 10337 240 Street; 10350 and 10320 Slatford Place**

Staff report dated February 11, 2020.

**704 RELEASE OF ITEMS FROM CLOSED COUNCIL STATUS**

*From the January 28, 2020 Closed Council Meeting:*

Item 4.2 – Pitt Meadows Airport Association (YPK) – Bylaws

*That Council advise the Pitt Meadows Airport Association to adopt the draft bylaws v.008 as attached as Appendix A in the January 28, 2020 report titled “Pitt Meadows Airport Association (YPK) Bylaws” and the proposed “3-3 model.”*

R/2020-038

It was moved and seconded

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

CARRIED

**800 UNFINISHED BUSINESS**

**801 2019-310-RZ, 11232 Dartford Street, C-4 to H-1**  
(Previously Item 1102 January 28, 2020)

Staff report dated February 11, 2020 recommending that 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 licensed retail store to operate as an independent principle use be given first reading and that the applicant provide further information as described on Schedule E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7603-2019 be given first reading; and,**

**That the applicant provide further information as described on Schedule E of the Development Procedures Bylaw No. 5879-1999.**

R/2020-039

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7603-2019 be given first reading; and,**

**That the applicant provide further information as described on Schedule E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

**802 Climate Action Motion**

*Verbal Notice of Motion from January 28, 2020*

WHEREAS Climate change has negative economic, social, environmental, and cultural impacts on the way of life of Maple Ridge residents,

AND WHEREAS Residents of Maple Ridge have petitioned Council to follow in the foot steps of other municipalities in the lower mainland in taking a serious stance against climate change by declaring a climate emergency,

THEREFORE BE IT RESOLVED THAT The City of Maple Ridge Declare a Climate Emergency.

R/2020-040

It was moved and seconded

**WHEREAS Climate change has negative economic, social, environmental, and cultural impacts on the way of life of Maple Ridge residents,**

**AND WHEREAS Residents of Maple Ridge have petitioned Council to follow in the foot steps of other municipalities in the lower mainland in taking a serious stance against climate change by declaring a climate emergency,**

**THEREFORE BE IT RESOLVED THAT The City of Maple Ridge Declare a Climate Emergency.**

DEFEATED

Mayor Morden, Councillor Yousef, Councillor Dueck, Councillor Robson, Councillor Svendsen, and Councillor Meadus – OPPOSED

**1000 BYLAWS**

**BYLAWS FOR ADOPTION**

**1001 2017-331-RZ, 12260 Laity Street**

Staff report dated February 11, 2020 recommending that Zone Amending Bylaw No. 7385-2017, to rezone the subject property to the RS-1B One Family Urban (Medium Density) Residential zone to permit the subdivision into 3 lots not less than 668m<sup>2</sup>, be adopted.

R/2020-041

It was moved and seconded

**That Zone Amending Bylaw No. 7385-2017 be adopted.**

CARRIED

**1002 2017-580-RZ, 22866 128 Avenue**

Staff report dated February 11, 2020 recommending that Zone Amending Bylaw No. 7421-2018, to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a future Bare Land Strata subdivision of approximately seven lots, be adopted.

R/2020-042

It was moved and seconded

**That Zone Amending Bylaw No. 7421-2018 be adopted.**

CARRIED

Councillor Robson – OPPOSED

**1003 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019**

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019 be adopted.

R/2020-043

It was moved and seconded

**That Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019 be adopted.**

CARRIED

Councillor Duncan – OPPOSED

**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

**1101 2017-510-RZ, 24028, 24022, and 24060 104 Avenue and 10386 240 Street**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7423-2018, to rezone the subject properties from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District) for approximately 31 townhouse units, be given second reading and be forwarded to Public Hearing and that the terms and conditions outlined in the staff report be met prior to final reading.

***AMENDMENT***

***The recommendations contained in the staff report, as included in the February 4, 2020 Committee of the Whole agenda package, have been modified to include an additional condition pertaining to the Density Bonus Program that must be met prior to final reading.***

R/2020-044

It was moved and seconded

**That Zone Amending Bylaw No. 7423-2018 be given second reading and be forwarded to Public Hearing; and,**

**That the terms and conditions outlined in the staff report be met prior to final reading.**

**CARRIED**

**1102 2019-250-RZ, 22577, 22587 and 22597 Dewdney Trunk Road**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7610-2020, to rezone the subject properties from CS-1 (Service Commercial) to a CD (Comprehensive Development) allowing for a mixed use commercial-apartment residential complex, 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, along with the information required in this report dated February 4, 2020.

R/2020-045

It was moved and seconded

**That Zone Amending Bylaw No. 7610-2020 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, along with the information required in this report dated February 4, 2020.**

**CARRIED**

**1103 2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7602-2019, to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a five-storey, 119 unit apartment building, be given first reading and that the applicant be provided further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

**That Zone Amending Bylaw No. 7602-2019 be given first reading; and,**

**That the applicant be provided further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.**

R/2020-046

It was moved and seconded

**That Zone Amending Bylaw No. 7602-2019 be deferred pending further discussion between staff and the applicant.**

CARRIED

Mayor Morden, Councillor Dueck – OPPOSED

**1104 2019-366-RZ, 11960 221 Street**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7604-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex, be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

R/2020-047

It was moved and seconded

**That Zone Amending Bylaw No. 7604-2020 be given first reading; and,**

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

CARRIED

**1105 2019-394-RZ, 20857 Golf Lane**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7611-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of approximately 6 lots, be given first reading, that the applicant provide further information as described on Schedules A, B and E of the Development Procedures Bylaw No. 5879-1999, and a subdivision application.

R/2020-048

It was moved and seconded

**That Zone Amending Bylaw No. 7611-2020 be given first reading;**

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

CARRIED

Councillor Robson – OPPOSED

**1106 2017-461-DVP and 2017-461-DP, 11641 227 Street, Development Variance Permit and Development Permit**

Staff report dated February 4, 2020 recommending that the Corporate Officer be authorized to sign and seal Development Variance Permit Application 2017-461-DVP and Development Permit Application 2017-461-DP, to permit the construction of two residential apartment buildings with approximately 153 residential units.

The Corporate Officer advised that 78 notices were mailed out and no correspondence was received in response.

R/2020-049

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal Development Variance Permit Application 2017-461-DVP and Development Permit Application 2017-461-DP.**

CARRIED

**1107 2019-418-DVP, 12038 248 Street, Development Variance Permit**

Staff report dated February 4, 2020 recommending that the Corporate Officer be authorized to sign and seal Development Permit Application 2019-418-DVP to permit a freestanding sign for the commercial units of Garibaldi Crossing.

R/2020-050

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal Development Permit Application 2019-418-DVP to permit a freestanding sign for the commercial units of Garibaldi Crossing.**

CARRIED

**1108 2019-397-AL, 12467 Laity Street, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated February 4, 2020 recommending that Application 2019-397-AL, to construct a new house on the 1.0 ha (2.5 acre) subject property, be forwarded to the Agricultural Land Commission.

R/2020-051

It was moved and seconded

**That Application 2019-397-AL, to construct a new house on the 1.0 ha (2.5 acre) subject property, be forwarded to the Agricultural Land Commission.**

CARRIED



**1109 2019-258-AL, 20625 Powell Avenue, Application for Subdivision in the ALR**

Item removed from February 4, 2020 Committee of the Whole agenda at the request of the applicant.

**1110 Proposed New Cannabis Retail Store at 11939 240 Street**

Staff report dated February 4, 2020 recommending that the application for a non-medical cannabis retail store by Springs Retail Holdings Ltd., located at 11939 240 Street, Maple Ridge, be supported based on the information contained in the staff report dated February 4, 2020.

R/2020-052

It was moved and seconded

**That the application for a non-medical cannabis retail store by Springs Retail Holdings Ltd., located at 11939 240 Street, Maple Ridge, be supported based on the information contained in the staff report dated February 4, 2020.**

CARRIED

Parks, Recreation and Culture

**1151 Maple Ridge Cemetery Bylaw No. 7612-2020**

*\*Bylaw amended by housekeeping amendments attached*

Staff report recommending that Cemetery Bylaw No. 7612-2020 be given first, second and third readings and that Cemetery Bylaw No. 7260-2016 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7612-2020.

R/2020-053

It was moved and seconded

**That Cemetery Bylaw No. 7612-2020 be given first, second and third readings and that Cemetery Bylaw No. 7260-2016 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7612-2020.**

CARRIED

**1200 STAFF REPORTS – Nil**

**1300 OTHER MATTERS DEEMED EXPEDIENT – Nil**

**1400 PUBLIC QUESTION PERIOD**

**1500 MAYOR AND COUNCILLOR REPORTS**

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

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

**1700 ADJOURNMENT – 9:28 p.m.**

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer