

City of Maple Ridge

**COUNCIL MEETING MINUTES
March 10, 2020**

The Minutes of the City Council Meeting held on March 10, 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.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson**	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef*	<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

*Councillor Yousef participated electronically.

**Councillor Robson was not in attendance for the start of the meeting.

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

R/2020-095

It was moved and seconded

That the agenda of the Regular Council Meeting of March 10, 2020 be adopted as circulated.

CARRIED

400 ADOPTION OF MINUTES

401 Minutes of Regular Council Meeting of February 25, 2020

R/2020-096

It was moved and seconded

That the minutes of the Regular Council Meeting of February 25, 2020 be adopted as circulated.

CARRIED

500 PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil

600 DELEGATIONS – Nil

700 ITEMS ON CONSENT

701 MINUTES

701.1 Minutes of the Development Agreements Committee Meetings of

- February 20, 2020
- February 26, 2020

701.2 Minutes of Meetings of Committees and Commissions of Council:

- Municipal Advisory Committee on Accessibility and Inclusiveness Meeting – September 19, 2019
- Agricultural Advisory Committee Meeting - October 24, 2019
- Public Art Steering Committee Meeting - November 7, 2019
- Community Heritage Commission Meeting - November 14, 2019
- Transportation Advisory Committee Meeting - November 27, 2019
- Municipal Advisory Committee on Accessibility and Inclusiveness Meeting – December 5, 2019

702 REPORTS

702.1 **2019 Council Expenses**

703 CORRESPONDENCE – Nil

704 RELEASE OF ITEMS FROM CLOSED COUNCIL STATUS – Nil

R/2020-097

It was moved and seconded

That item 702.1 be removed from the Items on Consent Agenda for Discussion.

CARRIED

Councillor Duncan – OPPOSED

R/2020-098

It was moved and seconded

That the remainder of the items on the Consent Agenda be received into the record.

CARRIED

R/2020-099

It was moved and seconded

That Councillor Duncan's 2020 eligible expense for Conferences and Seminars be reduced by the amount over during the 2019 budget year.

CARRIED

Councillor Duncan – OPPOSED

Councillor Robson entered the meeting at 7:06 p.m.

Councillor Dueck clarified the intent of the policy.

800 UNFINISHED BUSINESS – Nil

900 CORRESPONDENCE – Nil

1000 BYLAWS

1001 Maple Ridge Wildlife and Vector Control Amending Bylaw No. 7619-2020 and Maple Ridge MTI Amending Bylaw No. 7621-2020

Staff report dated March 10, 2020 recommending that Maple Ridge Wildlife and Vector Control Amending Bylaw No. 7619-2020 be given first, second and third reading, and that Maple Ridge MTI Amending Bylaw No. 7621-2020 be given first, second and third reading.

R/2020-100

It was moved and seconded

1. That Maple Ridge Wildlife and Vector Control Amending Bylaw No. 7619-2020 be given first, second and third reading; and

2. That Maple Ridge MTI Amending Bylaw No. 7621-2020 be given first, second and third reading.

CARRIED

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

Public Works and Development Services

1101 Latecomer Agreement LC 169/19, 24979 108 Avenue

Staff report dated March 3, 2020 recommending that the cost to provide the excess or extended services in subdivision 2012-109-SD at 24979 108 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A, and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 169/19 with the subdivider of the said lands.

R/2020-101

It was moved and seconded

That the cost to provide the excess or extended services in subdivision 2012-109-SD at 24979 108 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 169/19 with the subdivider of the said lands.

CARRIED

1102 12566 223 Street, Request for Sanitary Service Connection Outside the Urban Containment Boundary

Staff report dated March 3, 2020 recommending that the request to provide a sanitary service connection to 12566 223 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

R/2020-102

It was moved and seconded

That the request to provide a sanitary service connection to 12566 223 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

CARRIED

1103 Local Area Service – 20300 Block Hampton Street Extension Bylaw No. 7616-2020

Staff report dated March 3, 2020 recommending that Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be given first, second and third reading.

R/2020-103

It was moved and seconded

That Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be given first, second and third reading.

CARRIED

1104 2017-262-RZ, 11060 Cameron Court, RS-3 to RS-1d

Staff report dated March 3, 2020, recommending that Official Community Plan Amending Bylaw No. 7620-2020 be given first and second readings and be forwarded to Public Hearing, and that Zone Amending Bylaw No. 7409-2017 be given second reading and be forwarded to Public Hearing, to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit future subdivision of approximately 18 lots.

R/2020-104

It was moved and seconded

- 1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7620-2020 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; and**
- 2. That Official Community Plan Amending Bylaw No. 7620-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan; and**
- 3. That it be confirmed that Official Community Plan Amending Bylaw No. 7620-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan; and**

4. That Official Community Plan Amending Bylaw No. 7620-2020 be given first and second readings and be forwarded to Public Hearing; and
5. That Zone Amending Bylaw No. 7409-2017 be given second reading, and be forwarded to Public Hearing; and
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. Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii. Road dedication on Cameron Court as required;
 - iv. Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant. This requirement must be filled to the City satisfaction;
 - v. Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land to the City's satisfaction;
 - vi. Submission of a site grading and storm water management plan to the City's satisfaction;
 - vii. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - viii. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
 - ix. Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - x. Registration of a Reciprocal Cross Access Easement Agreement;
 - xi. Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
 - xii. Registration of a Restrictive Covenant controlling the future subdivision layout and restricting the building areas on lots to facilitate the optimum subdivision design incorporating the lands to the south addressed as 11045 Cameron Court and 24495 110th Avenue;
 - xiii. Removal of existing buildings;
 - xiv. 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; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xv. That a voluntary contribution, in the amount of \$86,700.00 (\$5,100 per lot X 17 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and

- xvi. **Payment of the Density Bonus provision of the RS-1d (One Family Urban (Half Acre) Residential), in the amount \$55,800.00 (\$3,100 per lot X 18 lots).**

CARRIED

1105 2019-393-RZ, 20786 River Road, RS-1 to RT-2

Staff report dated March 3, 2020 recommending that Zone Amending Bylaw No. 7614-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing, be given first reading, and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2020-105

It was moved and seconded

1. **That Zone Amending Bylaw No. 7614-2020 be given first reading; and**
2. **That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

Councillor Robson – OPPOSED

1106 2017-580-SD, 22866 128 Avenue, 5% Money In Lieu of Parkland Dedication

Staff report dated March 3, 2020 recommending that pursuant to Local Government Act, Section 510, regarding 5% parkland dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 22866 128 Avenue, under application 2017-580-SD, shall pay to the City of Maple Ridge an amount that is not less than \$62,000.

R/2020-106

It was moved and seconded

That pursuant to *Local Government Act*, Section 510, regarding 5% parkland dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 22866 128 Avenue, under application 2017-580-SD, shall pay to the City of Maple Ridge an amount that is not less than \$62,000.

CARRIED

1107 2020-033-DVP, 20060 113B Avenue, Development Variance Permit

Staff report dated March 3, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-033-DVP respecting property located at 20060 113B Avenue.

R/2020-107

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2020-033-DVP respecting property located at 20060 113B Avenue.

CARRIED

1108 2019-425-RZ, 25057, 25123, and 25171 112 Avenue, RS-3 to R-1, R-2 & R-3

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No. 7606-2020 be given first reading, to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit a future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zone lots, for a total of approximately 84 lots.

R/2020-108

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. 7606-2020 be given first reading; and**

3. 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 an Intensive Residential Development Permit and a Subdivision application.

CARRIED

1109 2019-426-RZ, 24909, 24947, 24979, 24985, 24989, and 25057 112 Avenue, RS-3 to RM-1

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No 7608-2020 be given first reading, to rezone the subject properties from RS-3 (One Family Rural Residential) zone to the RM-1 (Townhouse Residential District) zone to permit the future construction of approximately 153 townhouse units.

R/2020-109

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. 7608-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D, E, F, and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1110 2019-051-RZ, 11405 236 Street, RS-3 to RM-1

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No. 7536-2019 be given first reading, to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District), to permit the future construction of approximately 18 townhouse units.

R/2020-110

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. 7536-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1111 2014-069-RZ, 20894 Lougheed Highway, RS-1 to CS-1

Staff report dated March 3, 2020, recommending that Official Community Plan Amending Bylaw No. 7118-2014 be given first and second reading and Zone Amending Bylaw No. 7119-2014 be given second reading, and be forwarded to Public Hearing, to rezone the subject property located from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial) to permit future construction of a mixed-use building with five commercial lease units at ground level and one residential unit above.

R/2020-111

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. 7118-2014 on the municipal website, 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. 7118-2014 be given first and second reading, and that Zone Amending Bylaw No. 7119-2014 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 Loughheed Highway as required;
 - iv. Park dedication as required for conservation lands and for the protection of the Environmentally Sensitive Areas on the subject property, including construction of walkways; and removal of all debris and garbage from park land;
 - v. Registration of a Statutory Right-of-Way Plan for sanitary sewer services;
 - vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vii. Registration of a Restrictive Covenant for protecting the Residential Parking;
 - viii. Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix. Registration of a Restrictive Covenant for Tree Protection, if the Douglas Fir and its roots area can not be completely protected as needed within the dedicated Park land;
 - x. Registration of a Restrictive Covenant for on-site Stormwater Management;
 - xi. Removal of existing buildings;
 - xii. A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes is provided;
 - xiii. If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property(ies);
 - xiv. 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, and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1112 Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 and Inter Municipal TNS Business License Bylaw No. 7623-2020

Staff report dated March 3, 2020 recommending that the Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 be given first, second and third reading and that the Inter Municipal TNS Business License Bylaw No. 7623-2020 be given first, second and third reading.

IMBL Report FAQs referenced at the March 3, 2020 Committee of the Whole were provided as part to the agenda package.

R/2020-112

It was moved and seconded

- 1. That the Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 be given first, second and third reading; and**
- 2. That the Inter Municipal TNS Business License Bylaw No. 7623-2020 be given first, second and third reading.**

CARRIED

Corporate Services – Nil

Parks, Recreation and Culture – Nil

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1301 LMLGA Call for Nominations

The Deputy Corporate Officer advised that no nominations had been received by Legal and Legislative Services staff.

1400 PUBLIC QUESTION PERIOD

There were no speakers present.

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 – 8:00 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer