

City of Maple Ridge

COUNCIL MEETING MINUTES

March 31, 2020

The Minutes of the City Council Meeting held on March 31, 2020 at 7:03 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	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, Acting General Manager Corporate Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	
Councillor R. Svendsen	<i>Other Staff as Required</i>
Councillor A. Yousef	C. Goddard, Director of Planning
	M. McMullen, Manager of Development and Environmental Services
	C. Nolan, Corporate Controller
	M. Orsetti, Manager of Bylaw and Licensing Services

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

100 *CALL TO ORDER*

The Mayor acknowledged the first responders and frontline staff who are working so hard during the COVID emergency.

200 *AMENDMENTS TO THE AGENDA*

Addition of Item 801 Update – Review of Purchasing Policy 5.45 as forwarded from the March 31, 2020 Council Workshop Meeting.

300 *APPROVAL OF THE AGENDA*

R/2020-123

It was moved and seconded

That the agenda of the Regular Council Meeting of March 31, 2020 be amended with the addition of Item 801 Update – Review of Purchasing Policy 5.45 and be adopted as amended.

CARRIED

Note: Councillor Robson joined the meeting at 7:04 p.m.

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of March 10, 2020

R/2020-124

It was moved and seconded

That the minutes of the Regular Council Meeting of March 10, 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 March 5, 10, 11 and 16, 2020

702 **Reports**

702.1 **2020 Council Expenses**

Staff report dated March 31, 2020 including Council expenses recorded to February 28, 2020.

703 **Correspondence** – Nil

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

Released at the Closed Council Meeting of January 21, 2020

- **Item 4.4 - City Acquisition of 12067 240 Street for Engineering Operations**

That staff be directed to purchase the property legally described as: Lot 1, Plan NWP18013, Section 21, Township 12, Group 1, New Westminster Land District (PID# 010-345-175) situated at 12067 240 Street in Maple Ridge from the current owner for \$875,000 to accommodate further expansion and access to the City's Works Yard;

That the next Financial Plan Bylaw amendment include the purchase of 12067 240 Street funded through the Capital Works Reserve; and,

That staff and/or the Corporate Officer be authorized to execute any/all agreements, land title documents and other necessary documents related to the acquisition.

Released at the Closed Council Meeting of March 24, 2020

- **Item 4.1 - COVID-19 Response Update**

That Council support the offer of first right of refusal to host the games in 2024, or at the earliest opportunity that can be provided by the Province.

R/2020-125

It was moved and seconded

That Items on the "Items for Consent" agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

Note: Item 801 was forwarded from the March 31, 2020 Council Workshop Meeting. The item was discussed under 1300 Other Matters Deemed Expedient

801 **Update - Review of Purchasing Policy 5.45**

Staff report dated March 31, 2020 recommending an interim increase in approval thresholds and that staff bring forward an updated Purchasing Policy for Council consideration.

900 ***CORRESPONDENCE*** - Nil

1000 BYLAWS

Note: Items 1001 to 1002 are from the March 24, 2020 Public Hearing

Bylaws for Third Reading

1001 **2017-510-RZ 24022, 24028 and 24060 104 Avenue and 10386 240 Street Maple Ridge Zone Amending Bylaw No. 7423-2018**

To rezone from RS-2 (One Family Suburban Residential to RM-1 (Townhouse Residential District). The current application is to permit future construction of 31 townhouse units utilizing Density Bonus provisions to achieve this density.

Third reading

R/2020-126

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7423-2018 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1002 **2020-008-RZ, 22222 Lougheed Highway**

Maple Ridge Zone Amending Bylaw No. 7615-2020 Site specific text amendment to Part 4, Section 401 (3) (h) ii, be amended to reduce the minimum separation distance between cannabis retail uses from 1,000 metres to 860 metres.

Third reading and adoption

Staff recommendation that the application for a non medical cannabis retail store by 1171712 BC Ltd., located at 22222 Lougheed Highway, Maple Ridge be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

R/2020-127

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7615-2020 be given third reading and adopted; and further

That the application for a non medical cannabis retail store by 1171712 BC Ltd., located at 22222 Lougheed Highway, Maple Ridge be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Councillor Duncan - OPPOSED

Bylaws for Adoption

1003 Maple Ridge Wildlife and Vector Control Amending Bylaw and Maple Ridge MTI Amending Bylaw

1003.1 Maple Ridge Wildlife and Vector Control Amending Bylaw No. 7619-2020
To amend Maple Ridge Wildlife and Vector Control Bylaw No. 7437-2018 to include requirements to secure receptacles from attracting wildlife
Adoption

R/2020-128

It was moved and seconded

That Wildlife and Vector Control Amending Bylaw No. 7619-2020 be adopted.

CARRIED

1003.2 Maple Ridge MTI Amending Bylaw No. 7621-2020
To amend Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 by revising wording for placement of solid waste and by increasing fine amounts relating to improper placement of solid waste
Adoption

R/2020-129

It was moved and seconded

That MTI Amending Bylaw No. 7621-2020 be adopted.

CARRIED

1004 Inter Municipal TNS Business License Agreement Bylaw and Inter Municipal TNS Business License Bylaw

1004.1 Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020
To allow the City of Maple Ridge to enter into an agreement among the Participating Municipalities regarding an Inter Municipal Transportation Network Services Business Licence
Adoption

R/2020-130

It was moved and seconded

That Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 be adopted.

CARRIED

1004.2 Inter Municipal TNS Business License Bylaw No. 7623-2020
To allow the granting of an Inter Municipal TNS Business Licence
Adoption

R/2020-131

It was moved and seconded

That Inter Municipal TNS Business License Bylaw No. 7623-2020 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999.

R/2020-132

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7628-2020 be given first reading; and**
- 2. That the applicant provide further information as described on Schedules C, D, E, G of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1102 2019-268-RZ, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street, C-3 and RS-1 to RM-2

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7584-2019 to rezone the subject properties from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit office space at ground level and 111 apartment units 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/2020-133

It was moved and seconded

1. That Zone Amending Bylaw No. 7584-2019 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, along with the additional requirements discussed in this report.

CARRIED

1103 2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road, RS-1 to CD-2-20

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7627-2020 to rezone the subject properties from RS-1 (One Family Urban Residential) to CD-2-20 (Comprehensive Development) to permit the future construction of an apartment building with commercial as part of the ground floor 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.

R/2020-134

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. 7627-2020 be given first reading; and
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

1104 2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue, RS-3 to RS-1d

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020 to adjust areas designated Low Density Residential and to amend the Conservation boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7463-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a future subdivision of approximately 19 lots be given second reading and be forwarded to Public Hearing.

R/2020-135

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. 7624-2020 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;
- 2) That Official Community Plan Amending Bylaw No. 7624-2020 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. 7624-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7624-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7463-2018 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. Adoption of Official Community Plan Amending Bylaw No. 7624-2020 to amend Schedule A, Chapter 10.2 Albion Area Plan, Schedule 1; Albion Area Plan, Figure 1; Northeast Albion and Schedule “C”;
 - iii. Road dedication on 110th Avenue 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 properties for the proposed development;
 - viii. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - ix. Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - x. Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
 - xi. Consolidations of the subject properties;
 - xii. Removal of existing buildings;
 - xiii. 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; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject properties is not a contaminated site;
 - xiv. 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
 - xv. 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 2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020 to adjust the Low Density Residential designation and the Conservation area boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7464-2018 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 a future subdivision of approximately 12 lots be given second reading and be forwarded to Public Hearing.

R/2020-136

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. 7625-2020 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;
- 2) That Official Community Plan Amending Bylaw No. 7625-2020 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. 7625-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7625-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7 464-2018 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) Adoption of Official Community Plan Amending Bylaw No. 7625-2020 to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii) Road dedication on 110th Avenue 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/multi-purpose trail; and removal of all debris and garbage from park land;
- i) 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;
- ii) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land to the City's satisfaction;
- iii) Submission of a site grading and storm water management plan to the City's satisfaction;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
- vi) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
- vii) Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
- viii) Removal of existing building/s;
- ix) 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.
- x) That a voluntary contribution, in the amount of \$56,100.00 (\$5,100.00 lot x 11 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- xi) Payment of the Density Bonus provision of the RS-id (One Family Urban (Half Acre) Residential), in the amount \$37,200.00 (\$3,100 per lot X 12 lots)

CARRIED

1106 2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue, RS-3 to R-1

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019 to re-designate land uses to allow proposed R-1 zoning be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7547-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately six single family lots be given first and second reading and be forwarded to Public Hearing and that the developer be required to pay the City an amount that equals 5% of the market value of the land required for parkland purposes.

R/2020-137

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. 7554-2019 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. 7554-2019 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. 7554-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7554-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7547-2019 be given second reading, and be forwarded to Public Hearing;
- 6) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and,
- 7) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A-Blaney Hamlet;

- ii) Registration of a Restrictive Covenant for Stormwater Management;
- iii) Removal of existing buildings;
- iv) 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; and,
- v) That a voluntary contribution, in the amount of \$30,600.00 (\$5,100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1107 **Award of Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications**

Staff report dated March 24, 2020 recommending that Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications be awarded to Fraser City Installations (1989) Ltd., that a project contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

R/2020-138

It was moved and seconded

That Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications, be awarded to Fraser City Installations (1989) Ltd. in the amount of \$194,700.00 excluding taxes; and

That a project contingency of 20% or \$39,300.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture – Nil

Administration (including Fire and Police)

1171 Strategic Plan Progress Report & Council Strategic Check-In

Staff report dated March 24, 2020 recommending that Council reaffirm the 2019-2022 Corporate Strategic Plan per its February 3, 2020 Council Workshop directions and further, that Council endorse the revised 2020 Council Workshop Matrix (Appendix C) to reflect the shift in emphasis to Economic Development and Communication.

R/2020-139

It was moved and seconded

That Council reaffirm the 2019-2022 Corporate Strategic Plan per its February 3, 2020 Workshop directions; and further,

That Council endorse the revised 2020 Council Workplan Matrix (Appendix C) to reflect the shift in emphasis to Economic Development and Communication.

CARRIED

1172 Mayor & Council Correspondence Policy

Staff report dated March 24, 2020 recommending that the amended Mayor & Council Correspondence Policy be endorsed.

R/2020-140

It was moved and seconded

That the amended Mayor & Council Correspondence Policy be endorsed.

CARRIED

Councillor Duncan – OPPOSED

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

Note: Item 801 was discussed under 1300

1300 *OTHER MATTERS DEEMED EXPEDIENT*

Item 801 Update - Review of Purchasing Policy 5.45

Staff report dated March 31, 2020 recommending an interim increase in approval thresholds and that staff bring forward an updated Purchasing Policy for Council consideration.

R/2020-141

Moved and seconded

That the report dated March 31, 2020 titled “Update – Review of Purchasing Policy 5.45 be referred back to staff to be presented at a future Council Meeting.

CARRIED

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*

1500 *MAYOR AND COUNCILLORS’ REPORTS*

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

1600 *ADJOURNMENT* – 8:01 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer