

City of Maple Ridge

COUNCIL MEETING MINUTES

April 14, 2020

The Minutes of the City Council Meeting held on April 14, 2020 at 7:00 p.m. in the Council Chambers 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	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering 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

Note: Due to the COVID-19 pandemic, Council members participated electronically.
Councillor Duncan was not in attendance at the start of the meeting due to technical issues.

Amended as per the April
28, 2020 Council Meeting

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2020-126

It was moved and seconded

That the agenda of the Regular Council Meeting of April 14, 2020 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of March 31, 2020

R/2020-127

It was moved and seconded

That the minutes of the Regular Council Meeting of March 31, 2020 be adopted as circulated.

CARRIED

402 Record of Public Hearing of March 24, 2020

R/2020-128

Moved and seconded

That the record of Public Hearing of March 24, 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 Development Agreements Committee Meeting of March 30, 2020

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

From the March 10, 2020 Closed Council Meeting

- Item 4.2 Legal and Legislative Services – Appointment of Corporate and Deputy Corporate Officers

705 **Recommendation to Receive Items on Consent**

R/2020-129

It was moved and seconded

That the items on “Items on Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

Note: Items 801 and 801 were forwarded at the March 10, 2020 Council Workshop Meeting

801 **Proposed New Sign Bylaw No. 7630-2020**

Staff report dated March 31, 2020 recommending that Maple Ridge Sign Bylaw No. 7630-2020 to regulate signs within the City of Maple Ridge be given first, second and third readings.

R/2020-130

Moved and seconded

That Maple Ridge Sign Bylaw No. 7630-2020 be given first, second and third reading.

CARRIED

802 **Maple Ridge Bylaw Notice Enforcement Bylaw No. 7626-2020**

Staff report dated March 31, 2020 recommending that Maple Ridge Bylaw Notice Enforcement Bylaw No. 7626-2020 to allow the City of Maple Ridge staff to issue tickets more efficiently and address disputes in a fair and equitable manner be given first, second and third readings and that the Council Policy setting out authority for Screening Officers be approved.

R/2020-131

Moved and seconded

- 1. That Maple Ridge Bylaw Notice Enforcement Bylaw No. 7626-2020 be given first, second and third reading; and further**
- 2. That a Council Policy that sets out the authority for Screening Officers attached as Appendix III be approved.**

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS*** – Nil

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2017-473-RZ, 13616 and 13660 232 Street, RS-3 to RST-SV, R-2, R-1, RS-1b and RS-1**

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Amending Bylaw No. 7430-2018 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7431-2018 to rezone from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse - Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban [Medium Density] Residential) and RS-1 (One Family Urban Residential to allow for future development of approximately ten street townhouse units and approximately thirteen single family lots be given second reading and be forwarded to public hearing.

R/2020-132

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. 7 430-2018 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. 7430-2018 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. 7430-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) **That Official Community Plan Amending Bylaw No. 7430-2018 be given first and second readings and be forwarded to Public Hearing;**
- 5) **That Zone Amending Bylaw No. 7431-2018 as amended in this staff report dated April 7, 2020, 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. Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails / Open Space, as included within Official Community Plan Amending Bylaw No. 7430-2018;
 - iii. Road dedication on 232 Street, as required;
 - iv. Consolidation of the subject properties;
 - v. Park dedication as required, including construction of equestrian trails; and removal of all debris and garbage from park land;
 - vi. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii. Registration of a Statutory Right-of Way to allow for a temporary Turn-Around on proposed Lot 14, if the lane is not constructed within the 136 Avenue Right-of-Way;
 - viii, Registration of a Restrictive Covenant for Stormwater Management;
 - ix. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, as may be required;
 - x. Removal of existing buildings;
 - xi. 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.
 - xii. That a voluntary contribution, in the amount of \$107,300.00 (13 times \$5,100 per single family lot and 10 times \$4,100.00 per townhouse dwelling unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1102 2018-464-RZ, 11907 223 Street, RM-3 to RM-2

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020 to amend the five storey building height restriction in the Town Centre Area Plan be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7563-2019 to rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit construction of six storey residential building with approximately 51 units be given second reading and be forwarded to Public Hearing.

Councillor Duncan entered the meeting at 7:08 p.m.

R/2020-133

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. 7631-2020 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. 7631-2020 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. 7631-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7631-2020 be given first and second reading, and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7563-2019 be given second reading, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$8,000 and receipt upon payment in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the one (1) off street parking space provided for residential use respecting the property located at 11907 223 Street;

- 7) 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 corner truncation and lane widening dedication as required;
 - 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 protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) 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.
 - viii) That a voluntary contribution, in the amount of \$158,100.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
 - ix) That a voluntary contribution, in the amount of \$147,994.24 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in accordance Section 5. Density f) of the RM-2 Zone.

CARRIED

1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately two single family lots be given second reading and be forwarded to Public Hearing.

R/2020-134

Moved and seconded

- 1) That Zone Amending Bylaw No. 7505-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;

- iii) Registration of a Restrictive Covenant for Tree Protection;
- 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; and
- vi) That a voluntary contribution, in the amount of \$5,100.00, be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue, RS-1 to RM-2

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7445-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five (5) storey apartment building containing 48 dwelling units be given second reading and be forwarded to Public Hearing.

R/2020-135

Moved and seconded

- 1) That Zone Amending Bylaw No. 7 445-2018 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Brown Avenue and the lane to the north, as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - v) Registration of a Restrictive Covenant protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance requirements;
 - vii) Registration of a Restrictive Covenant securing the full and partial Adaptive Dwelling Units being constructed in the building;

- viii) Installation of public art having a value of \$50,000.00 through a Public Art Selection process or a voluntary contribution, to be determined;
- ix) Removal of existing buildings;
- 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;
- xi) That a voluntary contribution, in the amount of \$148,800.00 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xii) Payment under the Density Bonus provision of the RM-2 (Medium Density Apartment Residential) zone, in the amount of \$9,639.16 (\$15.00 per square foot).

CARRIED

1105 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit a four unit Courtyard Housing Project be give second reading and be forwarded to Public Hearing.

R/2020-136

Moved and seconded

- 1) That Zone Amending Bylaw No. 7533-2019 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 124 Avenue as required; iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management, including a maintenance guide;
 - v) Removal of any existing buildings or structures;
 - vi) 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.

- vii) That a voluntary contribution, in the amount of \$12,300 (\$4,100.00 /unit based on 3 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1106 **2011-089-RZ, 22325 St. Anne Avenue, Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw**

Staff report dated April 7, 2020 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 to allow for an extension of the completion date for the conservation of the Morse/Turnock Residence be given first, second and third reading.

R/2020-137

Moved and seconded

That Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 be given first, second and third reading

CARRIED

1107 **2016-325-RZ, Temporary Commercial Use Permit Renewal, 22606 Dewdney Trunk Road**

Staff report dated April 7, 2020 recommending that Temporary Commercial Use Permit 2016-325-RZ to permit a temporary taxi dispatch office and taxi parking on property located at 22606 Dewdney Trunk Road be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

R/2020-138

Moved and seconded

That Temporary Commercial Use Permit 2016-325-RZ, respecting property located at 22606 Dewdney Trunk Road, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

CARRIED

1108 Latecomer Agreement LC 167/19, 12240 Delcrest Street

Staff report dated April 7, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 167/19.

R/2020-139

Moved and seconded

That the cost to provide the excess or extended services at 12240 Delcrest Street 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 developed; 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 167 /19 with the developer of the lands at 12240 Delcrest Street.

CARRIED

1109 Contract Award: Pavement Rehabilitation Program

Staff report dated April 7, 2020 recommending that the extension of the 2016 contract for pavement rehabilitation be awarded to BA Blacktop Ltd., that a 10% contingency be added for unplanned repairs and that the Corporate Officer be authorized to execute the contract.

R/2020-140

Moved and seconded

That the extension for the 2016 contract for pavement rehabilitation be awarded to BA Blacktop Ltd. in the amount of \$2,098,274.06 excluding taxes; and

That a 10% Contingency amount of \$200,000 be added for unplanned repairs; and further,

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

1131 Revenue Anticipation Borrowing Bylaw

Staff report dated April 7, 2020 recommending that Maple Ridge Anticipation Borrowing Bylaw No. 7633-2020 be given first, second and third readings.

R/2020-141

Moved and seconded

That Revenue Anticipation Borrowing Bylaw No. 7633-2020 be given first, second and third readings.

CARRIED

Parks, Recreation & Culture – Nil

Administration (including Fire and Police)

Note: Item 1107 will be dealt with at the April 28, 2020 Council Meeting

1171 Council Conduct Bylaw No. 7637-2020 in draft

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT

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