

City of Maple Ridge

COUNCIL MEETING MINUTES

April 26, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on April 26, 2022 at 7:02 p.m. at 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>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	S. Labonne, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, Acting Corporate Officer, General
Councillor R. Svendsen	Counsel and Executive Director, Legislative Services
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
 <i>ABSENT</i>	 <i>Other Staff as Required</i>
Councillor K. Duncan	V. Richmond, Director of Parks and Facilities
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance

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 and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

The Acting Corporate Officer advised of the following amendments to the agenda:

1. That Council waives the notice requirement set out in s. 42 of Council Procedure Bylaw No. 7700-2021 and accepts an addendum to 2022 Property Taxes Rates Bylaw and 2022-2026 Financial Plan Amending Bylaw Report dated April 19, 2022 as circulated on April 26, 2022;
2. That Item 1101 is removed from the agenda.

300 **APPROVAL OF THE AGENDA**

R/2022-CM-125

It was moved and seconded

That the agenda of the Regular Council Meeting of April 26, 2022 be adopted as amended.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of April 12, 2022

R/2022-CM-126

It was moved and seconded

That the minutes of the Regular Council Meeting of April 12, 2022 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL* - Nil

600 *DELEGATIONS*

601 **Bike Skills Facility Donation at Blaney Hamlet/Silver Valley Gathering Place**

Angela McIlldoon reviewed a PowerPoint presentation outlining the McIlldoon family proposal to donate the Jordan McIlldoon Memorial Bike Park to the community. She reviewed the design, funding, and donations from various community sources, and acknowledged Maple Ridge's donation of the lands and agreement to be responsible for the ongoing maintenance of the park. Mayor and Council thanked her for the donation and the legacy for the community.

602 **Work Shouldn't Hurt: Make Health and Safety a Fundamental Principle and Right at Work**

Barb Owen, Representative, New Westminster & District Labour Council provided a presentation seeking support from Maple Ridge by recognizing April 28 as the Day of Mourning for workers injured or killed on the job.

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 **Meetings of the Development Agreements Committee**

- April 19, 2022

702 *Reports*

702.1 Disbursements for the month ended March 31, 2022

Staff report dated April 26, 2022 providing information on disbursements for the month ended March 31, 2022.

702.2 Council Expenses to March 31, 2022

Staff report dated April 26, 2022 providing information on Council expenses recorded to March 31, 2022.

704 Release of Items from Closed Council Status

From the February 22, 2022 Closed Council Meeting be released from Closed Council status:

- Item 4.1 – First Nations - Opportunities for Reconciliation

That staff seek grant funding to facilitate dialogue and tangible outcomes between First Nations and local governments, provided that the grant funding conditions do not hinder Council initiatives.

From the April 12, 2022 Closed Council Meeting be released from Closed Council status:

- Item 4.1 - Municipal Advisory Committee on Accessibility and Inclusiveness Membership - 2022 Appointment of Alex Ward
- Item 4.2 - Board of Variance Membership – Appointment of Daoud Nouri

705 Recommendation to Receive Items on Consent

R/2022-CM-127

It was moved and seconded

That the items on the Consent Agenda of the April 26, 2022 Council Meeting be received into the record.

CARRIED

800 UNFINISHED BUSINESS - Nil

900 CORRESPONDENCE – Nil

1000 BYLAWS

Note: Item 1001 is from the April 19, 2022 Public Hearing

Bylaw for Third Reading and Adoption

1001 2021-457-RZ, Regulation of Pharmacies, Maple Ridge Zone Amending Bylaw No. 7790-2021

A bylaw to regulate pharmacy use within the City of Maple Ridge.

R/2022-CM-128

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7790-2021 be given third reading and be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 2020-237-RZ, 11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue

This item was removed from the agenda.

1102 2021-411-RZ, 12392 Gray Street, RS-1 to R-1

Staff report dated April 19, 2022, recommending that Zone Amending Bylaw No. 7845-2022 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately two lots be given first reading and that the applicant provide further information as described in the staff report.

R/2022-CM-129

It was moved and seconded

That Zone Amending Bylaw No. 7845-2022 be given first reading; and further

That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1103 2021-556-RZ, 22020 119 Avenue, RS-1 to RT-2

Staff report dated April 19, 2022, recommending that Zone Amending Bylaw No. 7830-2022 to rezone from RS-1 (Single Detached 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 in the staff report.

R/2022-CM-130

It was moved and seconded

That Zone Amending Bylaw No. 7830-2022 be given first reading; and further

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

CARRIED

- 1104 2021-244-RZ, 13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street, RS-3 to R-1 and R-2

Staff report dated April 19, 2022, recommending that Official Community Plan Amending Bylaw No. 7846-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7768-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately 17 lots, be given second reading and forwarded to Public Hearing.

R/2022-CM-131

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. 7846-2022 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. 7846-2022 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. 7846-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7846-2022 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7768-2021 be given second reading as amended, and forwarded to Public Hearing; and further
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;
 - iii) Road dedication on Silver Valley Road as required;

- iv) Park dedication as required, including construction of a multi-purpose trails; and removal of all debris and garbage from park land;
- v) Consolidation of the subject properties;
- 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 Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
- viii) Registration of a Restrictive covenant prohibiting building or subdivision and release of liability until a municipal water system is installed to service the subject properties to the satisfaction of the City;
- ix) Registration of a Statutory Right-of-Way plan and agreement for City infrastructure;
- x) Removal of existing buildings;
- xi) In addition to the Ministry of Environment Site Disclosure Statement, 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
- xii) That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this application.

CARRIED

Councillor Robson opposed

1105 2015-318-DVP/DP, 11655 Fraser Street

Staff report dated April 19, 2022, recommending that the Corporate Officer be authorized to sign and seal 2015-318-DVP and 2015-318-DP to reduce the front lot, north and south interior side lots and rear lot setbacks to accommodate east wing walls, balcony projections and the required fire wall, and that the Corporate Officer be authorized to release the No-Build Covenant from title, upon payment of the outstanding Community Amenity Contributions.

R/2022-CM-132

It was moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2015-318-DVP respecting property located at 11655 Fraser Street;
2. That the Corporate Officer be authorized to sign and seal 2015-318-DP respecting property located at 11655 Fraser Street; and further
3. That the Corporate Officer be authorized to release the No-Build Covenant from the title of 11655 Fraser Street, upon payment of the outstanding Community Amenity Contributions.

CARRIED

Corporate Services

1151 2022 Property Tax Rates Bylaw and 2022-2026 Financial Plan Amending Bylaw

Staff report dated April 19, 2022, recommending that 2022-2026 Financial Plan Amending Bylaw No. 7848-2022 to update the financial plan to reflect information received since the Plan's adoption in December 2021, and 2022 Property Tax Rates Bylaw No. 7849-2022 to establish property tax rates for Municipal and Regional District purposes for the year 2022 be given first, second and third reading. T. Thompson compared Alternative 3 and Alternative 4 and answered Council questions.

Note: Councillor Yousef left the meeting at 7:54 p.m. and returned at 7:58 p.m.

R/2022-CM-133

It was moved and seconded

That 2022-2026 Financial Plan Amending Bylaw No. 7848-2022 as outlined in Alternative 4 be given first, second and third readings; and

That 2022 Property Tax Rates Bylaw No. 7849-2022 as outlined in Alternative 4 be given first, second and third readings.

CARRIED

The Mayor read a preamble providing rationale for the following motion:

"Whereas given the financial needs of our City's future, that Council direct the administration to bring back a business planning framework in accord with our needs, to review all related financial bylaws and policies, and provide any tools for Council in order to meet those needs, such as infrastructure, drainage, parks and recreation, civic facilities, public safety, various present and future masterplans, and provide the related various funding methods to deliver upon these needs such as borrowing, DCC's, reserves, CAC's, as well as to modernize public reporting."

R/2022-CM-134

It was moved and seconded

That staff be directed to review the structure of City's financial policies, bylaws, and levies, and provide any recommendations back to Council for consideration as necessary to meet the City's anticipated future needs.

CARRIED

1152 Albion and Maple Ridge Road 13 Dyking Districts 2022 Tax Rate Bylaws

Staff report dated April 19, 2022 recommending that Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7835-2022 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7836-2022 to set the 2022 rates to pay for dyke improvements and maintenance be given first, second, and third readings. T. Thompson provided Council with information on the impacts of 2022-2026 Financial Plan Amending Bylaw No. 7848-2022, and 2022 Property Tax Rates Bylaw No. 7849-2022 Alternative 4 on item 1152 and answered Council questions, confirming that the tax rate bylaws for the dyking districts be in alignment with the rates in Alternative 4 and be adopted as amended accordingly.

R/2022-CM-135

It was moved and seconded

That Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7835-2022 be given first, second, and third readings and be adopted as amended in alignment with Alternative 4 as approved in Tax Rates Bylaw No. 7849-2022; and

That Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7836-2022 be given first, second and third readings and be adopted as amended in alignment with Alternative 4 as approved in Tax Rates Bylaw No. 7849-2022.

CARRIED

1153 Recycling Charges Bylaw Amendment

Staff report dated April 19, 2022, recommending that Recycling Charges Amending Bylaw No. 7842-2022, to update the annual regular rate increases be given first, second and third readings.

Note: Councillor Yousef left the meeting at 8:07 p.m. and returned at 8:08 p.m.

R/2022-CM-136

It was moved and seconded

That Maple Ridge Recycling Charges Amending Bylaw No. 7842-2022 be given first, second and third readings.

CARRIED

1200 STAFF REPORTS – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *PUBLIC QUESTION PERIOD*

Chris O'Brian attended the meeting electronically and requested that Council consider increasing the number of member of Council to 8, since this would be a better representation of the community as we grow to 100,000 population. The Mayor advised that a staff report will be presented shortly where this will be considered further.

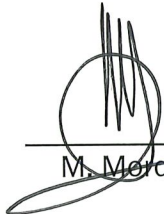
Note: Councillor Yousef left the meeting at 8:17 p.m. and returned at 8:18 p.m.

1500 *MAYOR AND COUNCILLORS' REPORTS*

Council members provided reports on their recent participation in community activities.

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS* - Nil

1700 *ADJOURNMENT* – 8:19 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer