

City of Maple Ridge

COUNCIL MEETING MINUTES

May 12, 2020

The Minutes of the City Council Meeting held on May 12, 2020 at 7:03 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>
	L. Benson, Senior Policy and Sustainability Analyst
	C. Goddard, Director of Planning
	J. Highland, Superintendent, Officer in Charge, Ridge Meadows RCMP Detachment
	J. Mickleborough, Director of Engineering

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.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA*** – Nil

300 ***APPROVAL OF THE AGENDA***

R/2020-189

It was moved and seconded

That the agenda of the Regular Council Meeting of May 12, 2020 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of April 28, 2020

R/2020-190

It was moved and seconded

That the minutes of the Regular Council Meeting of April 28, 2020 be adopted as amended to reflect Councillor Duncan being in conflict and absent for items 1152 and 1153.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

501 RCMP Metrics

Superintendent Jennifer Hyland, Officer in Charge, Ridge Meadows RCMP Detachment, provided a presentation on the Q1 2020 activities and responded to questions from Council. The presentation will be provided on the City website for reference.

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meeting of April 28, 2020

702 ***Reports***

702.1 **2020 Council Expenses**

Staff report dated May 12, 2020 listing Council expenses recorded to March 31, 2020.

703 ***Correspondence***

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

From the September 17, 2019 Closed Council Meeting

- Item 04.03 Partial Acquisition of 24809 108 Avenue for Future Park
That Council approve the acquisition of a 5.31 acre portion of 24809 108 Avenue to provide for a park adjacent to the SD42 sites, at a price of \$11,100,000 funded from Park Development Cost Charges, General Capital Funds and Capital Works Reserve; and further

That the next Financial Plan amendment increase the budget to purchase 5.31 acres of 24809 108 Avenue by \$3,115,000 funded by Development Cost Charges of \$2,803,500 and \$311,500 through the Capital Works Reserve.

From the May 14, 2020 Closed Council Meeting

- Item 4.3 Curbside Collection Issues – Ridge Meadows Recycling Society Request - purchase of two used recycling trucks
That staff proceed with a Request for Proposal for two used recycling trucks for the interim.

705 **Recommendation to Receive Items on Consent**

R/2020-191

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Adoption

1001 **Maple Ridge Development Permit Delegation Bylaw Amending Bylaw No. 7595-2019**

To expedite the issuance of Development permits

R/2020-192

Moved and seconded

That Development Permit Delegation Bylaw Amending Bylaw No. 7595-2019 be adopted.

CARRIED

- 1002 **Council Conduct Bylaw No. 7637-2020**
To govern the conduct of City of Maple Ridge elected officials

R/2020-193

Moved and seconded

That Council Conduct Bylaw No. 7637-2020 be adopted.

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef - OPPOSED

- 1003 **Maple Ridge 2020-2024 Financial Plan Amending Bylaw No. 7639-2020**
To update the 2020-2024 Financial Plan to reflect information received since the Plan's adoption in January 2020

R/2020-194

Moved and seconded

That 2020-2024 Financial Plan Amending Bylaw No. 7639-2020 be adopted.

CARRIED

- 1004 **Maple Ridge 2020 Property Tax Rates Bylaw No. 7640-2020**
To establish property tax rates for Municipal and Regional District purposes for the year 2020

R/2020-195

Moved and seconded

That 2020 Property Tax Rates Bylaw No. 7640-2020 be adopted.

CARRIED

- 1005 **Maple Ridge 2020 Property Tax Penalty Date Bylaw No. 7642-2020**
To alter the dates upon which percentage additions shall be added to unpaid property taxes

R/2020-196

Moved and seconded

That 2020 Property Tax Penalty Date Bylaw No. 7642-2020 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2018-335-RZ, 12010 232 Street & 23223 Dewdney Trunk Road, C-1 and RS-1 to C-2**

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020 to re-designate portions of the subject properties from Urban Residential to Commercial be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two storey mixed use commercial development be given second reading and be forwarded to Public Hearing.

R/2020-197

Moved and seconded

- 1) That, in accordance with Section 4 75 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. 7638-2020 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. 7638-2020 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. 7638-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7638-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7501-2018 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) Amendment to Official Community Plan Schedule "B" under Official Community Plan Amending Bylaw No 7638-2020;
 - iii) Road dedication on Dewdney Trunk Road as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

- vi) **Submission of a Traffic Impact Assessment to the satisfaction of the Engineering Department.**
- vii) **Removal of existing buildings;**
- viii) **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.**

CARRIED

1102 2017-553-RZ, 12848 240 Street, RS-3 and RS-2 to R-2

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020 to revise the Conservation designation boundaries to fit site conditions be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7424-2018 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision of approximately 11 single family residential lots be given second reading and be forwarded to Public Hearing.

R/2020-198

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. 7636-2020 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. 7636-2020 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. 7636-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) **That Official Community Plan Amending Bylaw No. 7636-2020 be given first and second readings and be forwarded to Public Hearing;**
- 5) **That Zone Amending Bylaw No. 7424-2018 be given second reading, and be forwarded to Public Hearing;**

CARRIED

1103 2018-319-DVP, 11920 228 Street

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DVP for a variance to increase front yard setbacks and reduce short term bicycle parking requirements.

The Corporate Officer advised that 140 notices were mailed and no responses were received in relation to the item.

R/2020-199

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-319-DVP respecting property located at 11920 228 Street.

CARRIED

1104 2018-319-DP, 11920 228 Street

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DP to permit construction of a 13 storey apartment building, with 13 townhouse units at the base, 75 apartment units and 4 penthouse units for a total of 92 units.

R/2020-200

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-319-DP respecting the property located at 11920 228 Street.

CARRIED

Note: Councillor Duncan was absent for the vote.

1105 2019-065-DP, 20390 Dewdney Trunk Road

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2019-065-DP to allow for renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

R/2020-201

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-065-DP respecting property located at 20390 Dewdney Trunk Road.

CARRIED

Engineering Services – Nil

Note: Councillor Duncan returned to the meeting.

Corporate Services

1151 **2020 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts**

Staff report dated May 5, 2020 recommending that Albion Dyking District Tax Rates Bylaw No. 7643-2020 and Maple Ridge Road 13 Dyking District Bylaw No. 7644-2020 be given first, second and third readings.

R/2020-202

Moved and seconded

That Albion Dyking District Tax Rates Bylaw 7643-2020 be given first, second, and third readings; and further

That Road 13 Dyking District Tax Rates Bylaw 7644-2020 be given first, second and third readings.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

Parks, Recreation & Culture – Nil

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** – Nil

1400 **PUBLIC QUESTION PERIOD** – Nil

1500 **MAYOR AND COUNCILLORS' REPORTS**

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

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil

1700 *ADJOURNMENT* – 8:44 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer