

City of Maple Ridge

COUNCIL MEETING MINUTES

May 14, 2019

The Minutes of the City Council Meeting held on May 14, 2019 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.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

F. Quinn, Acting Chief Administrative Officer
D. Boag, Acting General Manager of Parks, Recreation & Culture
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
Other staff as required
C. Carter, Director of Planning
D. Pollock, Municipal Engineer
C. Goddard, Manager of Development and Environmental Services
R. MacNair, Senior Advisor, Bylaw and Licensing Services

ABSENT

Councillor K. Duncan

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
The meeting was live streamed and recorded by the City of Maple Ridge

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2019-272

It was moved and seconded

That the agenda of the Regular Council Meeting of May 14, 2019 be adopted as circulated.

CARRIED

400 **ADOPTION OF MINUTES**

401 Minutes of the Regular Council Meetings of April 9 and 23, 2019 and Special Council Meetings of April 2, 8, 16 and 23, 2019

R/2019-273

It was moved and seconded

That the minutes of the Regular Council Meetings of April 9, 2019 and April 23, 2019 be adopted as circulated.

That the minutes of the Special Council Meetings of April 2, 8, 16 and 23, 2019 be adopted as circulated.

CARRIED

402 Minutes to the Public Hearing of April 16, 2019

R/2019-274

It was moved and seconded

That the minutes of the Public Hearing of April 16, 2019 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Empower a Youth - Teaching Money Matters, Community Project (For young adults Maple Ridge/Pitt Meadows)**

- Jesse Sidhu, CEO and Founder of Empower a Youth
- Alex Wells, Creative Director, Empower a Youth

602 **Great Canadian Gaming Corp & BC Lottery Corp**

- Chuck Keeling, Vice President, GCGC
- Greg Walker, Director of Public Affairs, BCLC

650 ***QUESTIONS FROM THE PUBLIC - NIL***

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of April 24, 2019, May 1, 2019, May 3, 2019 and May 7, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – March 20, 2019
- Agricultural Advisory Committee – March 28, 2019

- Audit and Finance Committee – April 16, 2019
- Economic Development Committee – December 5, 2018
- Public Art Steering Committee – April 11, 2019
- Social Policy Advisory Committee – March 6, 2019

702 **Reports**

702.1 **Disbursements for the month ended March 31, 2019**

Staff report dated May 14, 2019 providing information on Disbursements for the month ended March 31, 2019.

702.2 **2019 Council Expenses**

Staff report dated May 14, 2019 providing information on 2019 Council Expenses.

R/2019-275

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **2018 Consolidated Financial Statements**

Staff report dated April 23, 2019 recommending that the 2018 Financial Statements be accepted.

R/2019-276

It was moved and seconded

That the 2018 Financial Statements be accepted.

CARRIED

900 ***CORRESPONDENCE - NIL***

1000 ***BYLAWS***

Bylaws for Adoption

1001 **Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019**
To amend the Maple Ridge 2019-2023 Financial Plan Bylaw No. 7452-2018
Adoption

R/2019-277

It was moved and seconded

That Bylaw No. 7544-2019 be adopted.

CARRIED

Councillor Robson - OPPOSED

1002 **Maple Ridge 2019 Property Tax Rates Bylaw No. 7545-2019**

To establish property tax rates for Municipal and Regional District purposes
for the year 2019

Adoption

R/2019-278

It was moved and seconded

That Bylaw No. 7545-2019 be adopted.

CARRIED

Councillor Robson - OPPOSED

1003 **Maple Ridge Sewer Rate Amending Bylaw No. 7546-2019**

To amend the Maple Ridge Sewer Rate Bylaw No. 718-1964

Adoption

R/2019-279

It was moved and seconded

That Bylaw No. 7546-2019 be adopted

CARRIED

1004 **Albion Dyking District Tax Rates Bylaw No. 7458-2019**

To impose taxes upon lands in the Albion Dyking District

Adoption

R/2019-280

It was moved and seconded

That Bylaw No. 7458-2019 be adopted.

CARRIED

Councillor Robson - OPPOSED

- 1005 **Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7459-2019**
To impose taxes upon lands in the Maple Ridge Road 13 Dyking District
Adoption

R/2019-281

It was moved and seconded

That Bylaw No. 7459-2019 be adopted.

CARRIED

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

- 1101 **2018-289-RZ, 10309 and 10337 240 Street; 10350 and 10320 Slatford
Place, RS-3, RS-2 to RM-1**

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7543-2019 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit an approximately 110 townhouse development be given first reading and that Maple Ridge Zone Amending Bylaws No. 7400-2017 and 7232-2015 be repealed and that the applicant provide further information as described on Schedules A, C, D, F and G of the Development Procedures Bylaw No. 5879-1999, and a Subdivision application.

R/2019-282

It was moved and seconded

- 1) That 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. 7400-2017 be repealed; and
- 3) That Zone Amending Bylaw No. 7232-2015 be repealed; and
- 4) That Zone Amending Bylaw No. 7543-2019 be given first reading; and
- 5) That the applicant provide further information as described on Schedules A, C, D, F and G of the Development Procedures Bylaw No. 5879- 1999, and a Subdivision application.

CARRIED

1102 2019-064-RZ, 11045 Cameron Court, RS-2 to RS-1d

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7551-2019 to rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) to enable the subdivision of approximately 6 single family lots no less than 557m² in area be given first reading and that the applicant provide further information as described on Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

R/2019-283

It was moved and seconded

That Zone Amending Bylaw No. 7551-2019 be given first reading; and

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

CARRIED

Councillor Robson - OPPOSED

1103 2017-572-RZ, 11703 Fraser Street and 11718 224 Street, RM-1 to RM-2

Staff report dated May 7, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019 to redesignate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7422-2018 to rezone from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a 57 unit apartment building with underground parking be given second reading and be forwarded to Public Hearing.

R/2019-284

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. 7550-2019 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. 7550-2019 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. 7550-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7550-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7422-2018 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. Approval from the Ministry of Transportation and Infrastructure;
 - iii. Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 - Town Centre Area Land-Use Designation Map;
 - iv. Road dedication on Fraser Street as required;
 - v. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi. Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, 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 \$176,700.00 (\$3,100/57) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2016-031-RZ, 13227 236 Street, RS-2 to RM-1

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7228-2016 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of 17 townhouse units be given second reading and be forwarded to Public Hearing.

R/2019-285

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7228-2016 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. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iii. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (steep slopes) on the subject property;
 - iv. Registration of a Statutory Right-of-Way plan and agreement for Storm Sewer;
 - v. Registration of a Restrictive Covenant for Stormwater Management;
 - vi. Registration of a Restrictive Covenant for protecting Visitor Parking;
 - vii. Registration of a Restrictive Covenant for Tree Protection;
 - viii. Removal of existing buildings;
 - 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; and
 - x. That a voluntary contribution, in the amount of \$69,700.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2018-093-RZ, 11780 Burnett Street, RS-1 to R-1

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7485-2018 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision be given second reading and be forwarded to Public Hearing.

R/2019-286

It was moved and seconded

- 1) **That Zone Amending Bylaw No. 7485-2018 be given second reading, and be forwarded to Public Hearing;**
- 2) **That the following terms and conditions be met prior to final reading:**
 - i. **Road dedication on Burnett Street as required;**
 - 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**
 - v. **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

1106 New Cannabis Retail Store

Staff report dated May 7, 2019 recommending that the application for a cannabis retail store by 1151761 B.C. Ltd. at #670-22709 Lougheed Highway, Maple Ridge be supported based on the information contained in the Council report dated May 7, 2019 and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

C. Carter provided a review of Policy 6.33 Cannabis Retail Store Processing & Evaluation Criteria for the public. R. MacNair answered Council questions.

R/2019-287

It was moved and seconded

- 1) **That the application for a cannabis retail store by 1151761 BC Ltd., located at #670 - 22709 Lougheed Highway, Maple Ridge be supported based on the information contained in the Council report dated May 7, 2019; and further**
- 2) **That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.**

CARRIED

5. **CORPORATE SERVICES**

6. **PARKS, RECREATION & CULTURE**

1151 **Award of Contract for Maple Ridge Secondary School Track Facility Upgrades Design Services**

Staff report dated May 7, 2019 recommending that Contract RFP-PL19-31 be awarded to Simcic + Uhrich Architects in the amount of \$166,720 excluding taxes, that a contingency of \$25,000 be authorized and that the Corporate Officer be authorized to execute the contract.

R/2019-288

It was moved and seconded

That Contract RFP-PL19-31: Consulting Services for the detailed design for Maple Ridge Secondary School Track Facility Improvements be awarded to Simcic + Uhrich Architects in the amount of \$166,720 excluding taxes; and that a contingency of \$25,000 be authorized; and further,

That the Corporate Officer be authorized to execute the contract.

CARRIED

1152 **Award of Contract for Hammond Community Centre Renovation Design Services**

Staff report dated May 7, 2019 recommending that Contract RFP-PL19-3 be awarded to MIZA Architects Inc. in the amount of \$263,795 plus taxes, that a contingency of \$39,500 be authorized, and that the Corporate Officer be authorized to execute the contract.

R/2019-289

It was moved and seconded

Contract RFP-PL19-3: Consulting Services for the detailed design for Hammond Community Centre renovations be awarded to MIZA Architects Inc. in the amount of \$263,795 plus taxes and that a contingency of \$39,500 be authorized; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1153 Award of Contract for Firefighters Park Construction

Staff report dated May 7, 2019 recommending that Contract ITT-PL19-01 be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$526,500 excluding taxes, that a contingency of \$50,000 be authorized, that the budget be increased by \$133,330 funded from the Park Development Cost Charge fund and Capital Works Reserve, that the next Financial Plan Bylaw be amended to reflect this, and that the Corporate Officer be authorized to execute the contract.

R/2019-290

It was moved and seconded

That Contract ITI-PL19-01: Fire Fighters Park- Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$526,500 excluding taxes, and a contingency of \$50,000 be authorized; and,

That this project budget be increased by \$133,300 funded from the Park Development Cost Charge fund and Capital Works Reserve and that the next Financial Plan Bylaw is amended to reflect this; and further,

That the Corporate Officer be authorized to execute the contract.

CARRIED

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500 ***MAYOR AND COUNCILLORS' REPORTS***

1600 ***ADJOURNMENT - 8:12 p.m.***

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer