

City of Maple Ridge

**COUNCIL MEETING MINUTES
MAY 26, 2020
VIRTUAL ONLINE MEETING**

The Minutes of the Council Meeting held on May 26, 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.

PRESENT

Elected Officials

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

Appointed Staff

A. Horsman, Chief Administrative Officer
D. Boag, General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
C. Crabtree, Acting General Manager Corporate Services
D. Pollock, General Manager Engineering Services
D. Denton, Deputy Corporate Officer
T. Thompson, Chief Financial Officer

Other Staff as Required

C. Goddard, Director of Planning
M. McCullen, Manager of Development and Environmental Services
J. Mickleborough, Director of Engineering
Michael Vogal, Computer Support Specialist
A. Gaunt, Legislative Coordinator

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. The Mayor chaired the meeting from Council Chambers.

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes of the Regular Council Meeting of May 12, 2020

R/2020-210

Moved and seconded

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

CARRIED

500 PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil

600 DELEGATIONS

601 Maple Ridge Climate Hub

- Kirk Grayson, Maple Ridge Climate Hub

Ms. Grayson gave a presentation addressing climate change and provided information on changes in greenhouse gas emissions since 2010, advised on reductions needed to limit global warming and become net carbon neutral, outlined the impacts of the continued rise in greenhouse gas emissions and addressed Metro Vancouver emissions trends. Ms. Grayson spoke on actions which can be taken by communities to reduce emissions and put forward a resolution for consideration by Council on actions suggested for the City of Maple Ridge to address urgent issues related to climate change.

The Senior Policy and Sustainability Analyst provided background information on requests of the same nature made to the City in the past and outlined the direction in which the City is moving with regard to sustainability.

601.1

R/2020-211

Moved and seconded

That the resolution put forward by the Maple Ridge Climate Hub be endorsed and that staff provide a report on the recommendations in the resolution and on the implementation plan suggested.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen - OPPOSED

601.2

R/2020-212

Moved and seconded

That the resolution put forward by the Maple Ridge Climate Hub be referred to staff to provide further information.

CARRIED

602 Maple Ridge Pitt Meadows Katzie Community Response Network

- Judith Macrae, Chair, Volunteer Co-ordinator

Ms. Macrae provided information on the role of community response networks (“CRN’s”) in creating awareness of elder abuse, neglect and self neglect in local communities. She advised on educational and informational sessions provided by the network. Ms. Macrae shared that June 15 was declared World Elder Abuse Awareness Day (“WEAAD”) and expressed appreciation for the support of the City of Maple Ridge by the lighting of City Hall in purple which is the chosen colour to create awareness for WEAAD.

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- May 7, 2020
- May 14, 2020
- May 20, 2020

701.2 Meetings of Committees and Commissions of Council

- Environmental Advisory Committee - March 11, 2020

702 Reports

702.1 Disbursements for the month ended April 30, 2020

Staff report dated May 26, 2020 providing information on disbursements for the month ended April 30, 2020.

703 Correspondence – Nil

704 Release of Items from Closed Council Status

From the February 25, 2020 Closed Council Meeting

- Item 4.5 Silver Valley Gathering Place – Adjacent to Blaney Hamlet Park – Update – approval of the purchase of a 1 acre portion of property situated at 23101 136 Avenue, Maple Ridge for \$3,400,000 to accommodate the Silver Valley Gathering Place

705 **Recommendation to Receive Items on Consent**

R/2020-213

Moved and seconded

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

CARRIED

800 **UNFINISHED BUSINESS – Nil**

900 **CORRESPONDENCE – Nil**

Note: Councillor Duncan excused herself from the meeting at 8:13 p.m. due to a health issue

1000 **BYLAWS**

Note: **Items 1001 to 1005 are from the May 19, 2020 Public Hearing**

Bylaws for Third Reading

1001 **2017-473-RZ, 13616 and 13660 232 Street**

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018**

To amend Figure 2 and 3A of the Silver Valley Area Plan from Open Space, Medium Density Residential, Low Density Residential and Eco Cluster to Medium/High Density Residential, Medium Density Residential, Open Space, Low Density Urban and Conservation.

To amend Figure 4, Trails/Open Space to remove from Open Space, to add to Open Space and Conservation.

To revise the boundaries of the land use designations to fit the site conditions with respect to slopes and natural features.

R/2020-214

Moved and seconded

That Official Community Plan Amending Bylaw No. 7430-2018 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7431-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), RS-1 (One Family Urban Residential), R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse – Silver Valley). The current application is to permit the future development of approximately 10 street townhouse units and approximately 13 single family lots.

R/2020-215

Moved and seconded

That Zone Amending Bylaw No. 7431-2018 be given third reading.

CARRIED

1002 2018-464-RZ , 11907 223 Street

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020

To amend Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment, Policy 3-22, to allow the maximum number of storeys associated with the Low-Rise Apartment designation in the Town Centre Area Plan to be increased from five (5) storeys to six (6) storeys where impacts such as building shadowing, neighbourhood character and view obstruction are sufficiently mitigated.

R/2020-216

Moved and seconded

That Official Community Plan Amending Bylaw No. 7631-2020 be given third reading.

CARRIED

1002.2 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). The current application is to permit the future construction of a 6 storey residential apartment building containing approximately 51 units utilizing the Density Bonus provisions within the Zoning Bylaw.

R/2020-217

Moved and seconded

That Zone Amending Bylaw No. 7563-2018 be given third reading.

CARRIED

- 1003 **2016-411-RZ, 21188 Wicklund Avenue**
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). The current application is to permit a future subdivision of approximately 2 single family lots of 484 sq. m in size.

R/2020-218

Moved and seconded

That Zone Amending Bylaw No. 7505-2018 be given third reading.

CARRIED

- 1004 **2018-004-RZ, 22567, 22583 and 22577 Brown Avenue**
Maple Ridge Zone Amending Bylaw No. 7445-2018
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District). The current application is to permit the future construction of a 5 storey apartment building containing approximately 48 units utilizing the Density Bonus provisions within the Zoning Bylaw.

R/2020-219

Moved and seconded

That Zone Amending Bylaw No. 7445-2018 be given third reading.

CARRIED

- 1005 **2018-498-RZ, 21640 124 Avenue**
Maple Ridge Zone Amending Bylaw No. 7533-2019
To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill). The current application is to permit the future construction of a Courtyard Housing project containing 4 dwelling units.

R/2020-220

Moved and seconded

That Zone Amending Bylaw No. 7533-2019 be given third reading.

REFER TO STAFF

R/2020-221

Moved and seconded

That Application 2018-498-RZ be referred back to staff for further discussion with the applicant.

CARRIED

Bylaws for Adoption

- 1006 **2016-219-RZ, 12258 228 Street**
Staff report dated May 26, 2020 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7261-2016
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future 3 lot subdivision.

R/2020-222

Moved and seconded

That Zone Amending Bylaw No. 7261-2016 be adopted.

CARRIED

- 1007 **2018-301-RZ, 12294 Laity Street**
Staff report dated May 26, 2020 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7486-2018
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to create a 2 lot subdivision

R/2020-223

Moved and seconded

That Zone Amending Bylaw No. 7486-2018 be adopted.

CARRIED

- 1008 **2020 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts**

- 1008.1 **Albion Dyking District Tax Rates Bylaw No. 7643-2020**

To impose taxes upon lands in the Albion Dyking District for purposes of dyke maintenance and improvements and equipment repair and maintenance.

R/2020-224

Moved and seconded

That Albion Dyking District Tax Rates Bylaw No. 7643-2020 be adopted.

CARRIED

Councillor Yousef - OPPOSED

1008.2 Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7644-2020

To impose taxes upon lands in Maple Ridge Road 13 Dyking District for purposes of dyke maintenance and improvements and equipment repair and maintenance.

R/2020-225

Moved and seconded

That Road 13 Dyking District Tax Rates Bylaw No. 7644-2020 be adopted.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

1101 2020-017-AL, 12224 240 Street, Non-Farm Use Application

Staff report dated May 19, 2020 recommending that Application 2020-017-AL to permit a temporary structure to allow for a covered outdoor play space on the existing Meadowridge School site be forwarded to the Agricultural Land Commission.

R/2020-226

Moved and seconded

That Application 2020-017-AL be forwarded to the Agricultural Land Commission for their review and discussion.

CARRIED

1102 2020-035-AL, 25309 Hilland Avenue, Non-Adhering Residential Use in the Agricultural Land Reserve

Staff report dated May 19, 2020 recommending that Application 2020-035-AL to construct a new house on property at 25309 Hilland Avenue while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

R/2020-227

Moved and seconded

That Application 2020-035-AL, respecting property located at 25309 Hilland Avenue, be forwarded to the Agricultural Land Commission for their review and consideration.

CARRIED

1103 2020-054-AL, 12406 254 Street, Non-Farm Use Application

Staff report dated May 19, 2020 recommending that Non-Farm Use Application No. 2020-054-AL to allow a wedding/small event venue on property located at 12406 254 Street not be authorized to proceed to the Agricultural Land Commission.

1103.1

R/2020-228

Moved and seconded

That the Non-Farm Use Application 2020-054-AL, respecting the property located at 12406 254 Street, not be authorized to proceed to the Agricultural Land Commission.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus, Councillor Robson,
Councillor Yousef - OPPOSED

1103.2

R/2020-229

Moved and seconded

That the Non-Farm use Application 2020-054-AL, respecting the property located at 12406 254 Street be authorized to proceed to the Agricultural Land Commission.

CARRIED

Councillor Svendsen - OPPOSED

1104 2019-421-RZ, 21197 Cook Avenue, RS-1 to RS-1b

Staff report dated May 19, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7641-2020 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2020-230

Moved and seconded

- 1. That Zone Amending Bylaw No. 7641-2020 be given first reading; and**
- 2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

Note: Councillor Robson left the meeting at 8:52 p.m.

1105 2020-065-RZ, 22323, 22335 and 22345 Callaghan Avenue, RS-1 to CD-3-20

Staff report dated May 19, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7645-2020 to rezone from RS-1 (One Family Urban Residential) to CD-3-20 (Comprehensive Development) to permit future construction of a six-storey, market-oriented apartment building with residential units and ground floor commercial space be given first reading and that the applicant provide further information as described on Schedules A, C and D and of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning advised on research being done on the heritage aspect of the buildings currently on the property.

R/2020-231

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. 7645-2020 be given first reading; and**
- 3. That the applicant provide further information as described on Schedules A, C and D and of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

Note: Councillor Robson returned to the meeting at 8:54 p.m. He did not participate in the vote on Item 1105

1106 2018-301-DVP, 12294 Laity Street

Staff report dated May 19, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-301-DVP to reduce minimum required lot width and to reduce road right-of-way width for a Collector Road standard with a bike lane.

R/2020-232

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-301-DVP respecting property located at 12294 Laity Street.

CARRIED

1107 2016-219-DP, 12258 228 Street

Staff report dated May 19, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-219-DP to permit a subdivision of three single family lots and dedication of a lane.

R/2020-233

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-219-DP respecting property located at 12258 228 Street.

CARRIED

Corporate Services – Nil

Parks, Recreation and Culture – Nil

Administration (including Fire and Police) – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

There were no participants for public question period.

1500 MAYOR AND COUNCILLOR 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 MEETING – Nil

1700 ADJOURNMENT – 9:07 p.m.

Certified Correct

M. Morden, Mayor

D. Denton, Deputy Corporate Officer