

City of Maple Ridge

**COUNCIL MEETING MINUTES**

May 28, 2019

The Minutes of the City Council Meeting held on May 28, 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.

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<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works & Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	C. Nolan, Corporate Controller
Councillor R. Svendsen	
Councillor A. Yousef	<i>Other Staff as Required</i>
	D. Pollock, Municipal Engineer
<i>ABSENT</i>	C. Goddard, Manager of Development and Environmental Services
Councillor Duncan	

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
The meeting was also live streamed and is available at  
<http://media.mapleridge.ca/Mediasite/Showcase/default/Channel/council>.

100     ***CALL TO ORDER***

200     ***AMENDMENTS TO THE AGENDA***

300     ***APPROVAL OF THE AGENDA***

R/2019-313

It was moved and seconded

**That the agenda of the Regular Council Meeting of May 28, 2019 be adopted as circulated.**

CARRIED

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

401 Minutes of the Regular Council Meeting of May 14, 2019 and the Special Council Meetings of May 7, 2019 and May 21, 2019

R/2019-314

It was moved and seconded

**That the minutes of the Regular Council Meeting of May 14, 2019 and the Special Council Meetings of May 7, 2019 and May 21, 2019 be adopted as circulated.**

CARRIED

402 Minutes of the Public Hearing of May 21, 2019

R/2019-315

It was moved and seconded

**That the minutes of the Public Hearing of May 21, 2019 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS***

601 **Sustainability Vancouver**

- Lilah Williamson

602 **Fraser Health Authority** - Maple Ridge Community Health Profile and Healthy Community Partnership

- Ingrid Tyler, Medical Health Officer
- Valerie Spurrell, Executive Director, Ridge Meadows Hospital and Pitt Meadows and Maple Ridge Health Services
- Brenna Ayliffe, Community Health Specialist

603 **CUPE Local 622**

- Rob Letts, President

650 ***QUESTIONS FROM THE PUBLIC SESSION*** – 2 speakers

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of May 14, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – April 17, 2019

702 ***Reports***

702.1 **Drinking Water Quality Report 2018**

Staff report dated May 21, 2019 providing information on Drinking Water Quality Report 2018.

703 ***Correspondence – Nil***

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

*From the April 23, 2019 Closed Council Meeting*

- Item 04.03 Agricultural Advisory Committee Membership – 2019-2020 Term

*From the May 7, 2019 Closed Council Meeting*

- Item 04.03 Social Housing Site Discussion

*From the May 21, 2019 Closed Council Meeting*

- Item 04.01 2020 BC Summer Games Board of Directors

R/2019-316

It was moved and seconded

**That the Items on the Consent Agenda be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Note:*** *Item 1001 is from the May 21, 2019 Public Hearing*

**Bylaws for Third Reading**

- 1001 **2018-301-RZ, 12294 Laity Street  
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.  
Third reading.

R/2019-317

It was moved and seconded

**That Zone Amending Bylaw No. 7486-2018 be given third reading.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

**Public Works and Development Services**

- 1101 **2018-180-RZ, 22057 and 22083 Lougheed Highway, RS-1 to RM-2**

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow a five storey apartment building with approximately 86 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2019-318

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7481-2018 be given first reading, and that consideration of second reading be deferred until such time as the Lougheed Transit Corridor Study Concept Plan is endorsed by Council; and**
- 2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

**1102 2019-081-RZ, 21358 and 21366 Dewdney Trunk Road, RS-1, RS-1b to RM-2**

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7540-2019 to rezone from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban [Medium Density] Residential) to RM-2 (Medium Density Apartment Residential) to allow future construction of a five storey, 54-unit, purpose-built rental apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2019-319

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7540-2019 be given first reading; and that consideration of second reading be deferred until such time as the Lougheed Transit Corridor Study Concept Plan is endorsed by Council; and**
- 2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

**1103 2019-091-RZ, 21585 River Road, RS-1 to RT-2**

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7541-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of courtyard residential housing with five dwelling units, clustered around a common courtyard be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

Main motion

R/2019-320

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7541-2019 be given first reading; and**
- 2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.**

Motion to Defer

R/2019-321

It was moved and seconded

**That Zone Amending Bylaw No. 7541-2019 be deferred until a Social Housing Policy is in place.**

DEFEATED

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

The Mayor called the question on the Main Motion

1. **That Zone Amending Bylaw No. 7541-2019 be given first reading; and**
2. **That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1104 **2017-117-RZ, 11865, 11839, 11831 232 Street, RS-1 to RM-1**

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7351-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of a 46-unit residential townhouse development be given second reading and be forwarded to Public Hearing.

R/2019-322

It was moved and seconded

- 1) **That Zone Amending Bylaw No. 7351-2017 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 232 Street 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 for protecting the Visitor Parking, and Stormwater Management;**
  - vi) **Removal of existing buildings;**

- 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 properties. 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 \$188,600.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson - OPPOSED

Note: Item 1105 was moved to the Consent Agenda

1105 **Drinking Water Quality Report 2018** - moved to the Consent Agenda

Note: Item 1106 was removed from the agenda and can be viewed at <http://media.mapleridge.ca/Mediasite/Showcase> - Committee of the Whole  
May 21, 2019

1106 **Post Disaster Water Supply Briefing**

Note: Item 1107 was dealt with following Item 1151

1107 **Contract Award: Hydrovac Services**

Staff report dated May 21, 2019 recommending that a one (1) year agreement for Hydrovac services on an as, if and when required basis be awarded to Badger Daylighting Limited Partnership and McCrae's Environmental Services Ltd. with the option to renew.

R/2019-323

It was moved and seconded

**That a one (1) year agreement for Hydrovac services on an as, if and when required basis be awarded to Badger Daylighting Limited Partnership and McCrae's Environmental Services Ltd., with the option to renew for four (4) additional one (1) year periods; and**

**That the Corporate Officer be authorized to execute the agreements.**

CARRIED

**Corporate Services** - Nil

**Parks, Recreation & Culture**

**1151 Award of Contract for Phase One of the Albion Community Centre**

Staff report dated May 21, 2019 recommending that the Contract for Construction of Phase One of the Albion Community Centre be awarded to Double V Construction Ltd. in the amount of \$5,306,981 excluding taxes, and that a contingency of \$530,698 be authorized and that the Corporate Officer be authorized to execute the contract.

R/2019-324

It was moved and seconded

**That the Contract for Construction of Phase One of the Albion Community Centre be awarded to Double V Construction Ltd. in the amount of \$5,306,981 excluding taxes, and that a contingency of \$530,698 be authorized; and**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

Councillor Robson - OPPOSED

**Administration (including Fire and Police)** – Nil

**Other Committee Issues** – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

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



1600 *ADJOURNMENT* – 9:09 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer