

City of Maple Ridge

**COUNCIL MEETING MINUTES**

July 9, 2019

The Minutes of the City Council Meeting held on July 9, 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	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	L. Benson, Director of Corporate Administration
Councillor R. Svendsen	C. Nolan, Corporate Controller
Councillor A. Yousef	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
<i>ABSENT</i>	D. Hall, Planner 2
Councillor Duncan	D. Denton, Acting Director Economic Development & Civic Property
	D. Cramb, Senior Recreation Manager
	Y. Chui, Recreation Manager Arts & Community Connections

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2019-420

It was moved and seconded

**That the agenda of the Regular Council Meeting of July 9, 2019 be adopted as circulated.**

CARRIED

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

401 Minutes of the Regular Council Meeting of June 25, 2019 and the Special Council Meetings of June 25 and July 2, 2019

R/2019-421

It was moved and seconded

**That the minutes of the Regular Council Meeting of June 25, 2019 and the Special Council Meeting of July 2, 2019 be adopted as circulated; and**

**That the minutes of the June 25, 2019 Special Council Meeting be amended to indicate that Councillor Dueck was absent and be adopted as amended.**

CARRIED

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

600 ***DELEGATIONS***

601 **Rogers/Davison Farm Cellular Tower, 22080 128 Avenue**

- Amabile Ranta
- Robert Shaw

Ms. Ranta and Mr. Shaw gave a presentation outlining the concerns of the area residents pertaining to a proposed cellular tower at the Davison Farm.

The Acting Director Economic Development & Civic Property advised on the City's Telecommunication Antenna Structures Siting Protocols which must be followed by the companies proposing cellular towers and noted the approval decision for the proposed tower rests with the Federal Government through Innovation, Science and Economic Development Canada.

650 ***QUESTIONS FROM THE PUBLIC SESSION***

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of June 19, June 26 and July 4, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee – May 29, 2019
- Agricultural Advisory Committee – May 23, 2019

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

*From the July 2, 2019 Closed Council Meeting*

04.01 2019 Paid On Call Fire Fighters Salary Adjustments

R/2019-422

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Albion Community Centre Background Information – Expression of Interest Process**

Staff report dated July 9, 2019 providing information on the Expression of Interest process for a facility operator for the Albion Community Centre.

Don Cramb Senior Recreation Manager gave a presentation highlighting details of the staff report and outlining the Expression of Interest process involved in the search for a facility operator for the Albion Community Centre.

Discussion was held around the procurement process and the requirement to include City of Maple Ridge staff in the Expression of Interest process.

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

**Bylaws for Adoption**

1001 **2015-155-RZ, 23702 132 Avenue**

1001.1 **Maple Ridge Zone Amending Bylaw No. 7173-2015**

To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of 16 lots not less than 557 m<sup>2</sup>.

Adoption

R/2019-423

It was moved and seconded

**That Bylaw No. 7173-2015 be adopted.**

CARRIED

1002.2 **Maple Ridge Official Community Plan Amending Bylaw No. 7172-2015**

To amend Silver Valley Area Plan Figure 2 and Figure 3C from Conservation, Open Space, Low Density Residential and Med/High Density Residential to Low Density Residential and Conservation; and

To amend Silver Valley Area Plan Figure 4: Trails/Open Space to remove from Conservation, to add to Conservation, and to remove from Open Space  
Adoption

R/2019-424

It was moved and seconded

**That Bylaw No. 7172-2015 be adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101 **2019-183-AL, 12176 237 Street, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated July 2, 2019 providing options for consideration pertaining to Application 2019-183-AL to exclude approximately 1.12 hectares (2.8 acres) of land from the Agricultural Land Reserve.

R/2019-425

It was moved and seconded

**That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.**

CARRIED

**1102 2019-126-AL, 12392 248 Street, Application for Non-adhering Residential Uses in the Agricultural Land Reserve**

Staff report dated July 2, 2019 recommending that Application 2019-126-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

R/2019-426

It was moved and seconded

**That Application 2019-126-AL respecting property located at 12392 248 Street, be forwarded to the Agricultural Land Commission.**

CARRIED

**1103 2019-200-AL, 13055 210 Street, Application for Non-adhering Residential Uses in the Agricultural Land Reserve**

Staff report dated July 2, 2019 recommending that Application 2019-200-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

R/2019-427

It was moved and seconded

**That Application 2019-200-AL, respecting property located at 13055 210 Street, be forwarded to the Agricultural Land Commission.**

CARRIED

**1104 2018-464-RZ, 11907 223 Street, RM-3 to RM-2**

Staff report dated July 2, 2019 recommending that 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) to permit the construction of a six-storey residential apartment with approximately 51 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2019-428

It was 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 (OCP), 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. 7563-2019 be given first reading; and**
- 3. **That the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1105 **2019-090-RZ, 22090 Cliff Avenue, RS-1 to RS-1b**

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7559-2019 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (medium density) Residential) to allow future subdivision into 2 lots be given first reading and that the applicant provide further information as described on Schedules B, E and G of the Development Procedures Bylaw No. 5879-1999.

R/2019-429

It was moved and seconded

**That Zone Amending Bylaw No. 7559-2019 be given first reading; and**

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

DEFEATED

Councillor Robson, Councillor Svendsen, Councillor Yousef - OPPOSED

**1106 2019-119-RZ, 12791 232 Street, RS-2 to C-1**

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7558-2019 to rezone from RS-2 (One Family Suburban Residential) to CS-1 (Service Commercial) to permit a commercial development be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

R/2019-430

It was moved and seconded

1. In respect of Section 4 75 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. 7558-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

CARRIED

**1107 2017-489-RZ, 11917 and 11903 Burnett Street, RS-1 to RM-2**

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7407-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of 54 residential apartment units be given second reading as amended and be forwarded to Public Hearing.

R/2019-431

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7407-2017 as amended in the staff report dated July 2, 2019 be given second reading, and 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 Burnett 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; Tree Protection, 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; and
  - viii) That a voluntary contribution, in the amount of \$167,000 (\$3,100 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1108 2017-573-RZ, 11575, 11587 223 Street and 22300 River Road (PID 011-537-141), RS-1 to RM-2

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7420-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of approximately 36 apartment units be given second reading and be forwarded to Public Hearing.

R/2019-432

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7420-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) 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) Road dedication as required;



- iv) Purchase of 22300 River Road (PID 011-537-141) and 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) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- vii) Registration of a Restrictive Covenant for Stormwater Management;
- viii) Removal of existing buildings;
- ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- x) Submission of a disclosure statement, prepared 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
- xi) Provision of a voluntary contribution, in the amount of \$111,600.00, which is in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1109     **2016-091-DVP, 14155 Marc Road**

Staff report dated July 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-091-DVP to vary retaining wall height.

The Corporate Officer advised that 38 letters were mailed out by the City of Maple Ridge and that one response in opposition was received.

R/2019-433

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2016-091-DVP respecting property located at 14155 Marc Road.**

CARRIED

1110     **2018-089-DVP, 14310 256 Street**

Staff report dated July 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-089-DVP to omit the requirement to upgrade services and utilities on 256 Street.

The Corporate Officer advised that 61 letters were mailed out by City of Maple Ridge and that no correspondence was received.

R/2019-434

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2018-089-DVP respecting property located at 14310 256 Street.**

CARRIED

**1111 2019-210-DVP, 22768 and 22772 119 Avenue**

Staff report dated July 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-210-DVP to vary parking from 126 stalls to 112 stalls.

The Corporate Officer advised that 118 letters were mailed out by the City of Maple Ridge and that no correspondence was received.

R/2019-435

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2019-210-DVP respecting property located at 22768 & 22772 119th Avenue.**

CARRIED

**1112 Award of Contract ITT-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street)**

Staff report dated July 2, 2019 recommending that Contract ITT-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street) be awarded to Pedre Contractors Ltd., that a construction contingency be approved, that the Financial Plan be amended to increase the budget and further that the Corporate Officer be authorized to execute the contract.

R/2019-436

It was moved and seconded

**That Contract ITI-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street), be awarded to Ped re Contractors Ltd. in the amount of \$1,121,237excluding taxes; and**

**That a construction contingency of \$112,124 be approved to address potential variations in field conditions; and**

**That the next Financial Plan Bylaw be amended to increase the project funding by \$220,361.00 from the Water Utility Fund; and further**

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

CARRIED

**Corporate Services**

**1131 2019 Community Grant**

Staff report dated July 2, 2019 recommending that a community grant be awarded to the Jamia Riyadhul Jannah British Columbia Foundation.

R/2019-437

It was moved and seconded

**That a Community Grant of \$5,000 be awarded to the Jamia Riyadhul Jannah British Columbia Foundation.**

CARRIED

**Parks, Recreation & Culture**

**1151 Maple Ridge and Pitt Meadows Arts Council Proposed Bylaw Amendments**

Staff report dated July 2, 2019 recommending that the changes to the Maple Ridge and Pitt Meadows Arts Council Society's bylaw be endorsed.

R/2019-438

It was moved and seconded

**That the changes to the proposed Maple Ridge and Pitt Meadows Arts Council Society's bylaw referenced in City of Maple Ridge report dated July 2, 2019 be endorsed.**

CARRIED

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

**Other Committee Issues - Nil**

**1200 STAFF REPORTS – Nil**

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

- 1301 **Reconsideration of Resolution No. R/2019-393 “That Zone Amending Bylaw No. 7552-2019 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” defeated at the June 25, 2019 Council Meeting. Application 2019-164-RZ, 11678 Burnett Street, RS-1 to RM-1.**

Staff report dated June 18, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7552-2019 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to support a 8 unit residential townhouse development 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.

Mayor Morden advised on reasons for asking Council to reconsider the application. The Director of Planning advised on details and the history of the project. He also advised on differing processes an applicant can follow in order to bring an application back before Council should it be defeated or referred back to staff.

R/2019-439

It was moved and seconded

**That Application 2019-164-RZ at 11678 Burnett Street be referred back to staff.**

CARRIED

Councillor Robson – OPPOSED

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

- 1500 ***MAYOR AND COUNCILLORS’ REPORTS***

- 1600 ***ADJOURNMENT*** – 8:35 pm

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer