

City of Maple Ridge

***COUNCIL MEETING MINUTES***

July 14, 2020

The Minutes of the City Council Meeting held on July 14, 2020 at 7:03 p.m. as an online virtual meeting hosted in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***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  
S. Nichols, Corporate Officer  
D. Pollock, General Manager Engineering Services  
T. Thompson, Chief Financial Officer

***Other Staff as Required***

C. Goddard, Director of Planning  
R. McNair, Senior Advisor, Bylaw and Licensing Services  
J. Mickleborough, Director of Engineering  
M. Orsetti, Director of Bylaw and Licensing Services  
M. Vogel, Computer Support Specialist

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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)

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***

R/2020-280

It was moved and seconded

**That the agenda of the Regular Council Meeting of July 14, 2020 be adopted as circulated.**

CARRIED

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

401 Minutes of the Regular Council Meeting of June 23, 2020

R/2020-281

It was moved and seconded

**That the minutes of the Regular Council Meeting of June 23, 2020 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Meetings of the Development Agreements Committee:

- June 24, 2020
- June 30, 2020

701.2 Meetings of Committees and Commissions of Council:

- Municipal Advisory Committee on Accessibility and Inclusiveness – February 20, 2020
- Advisory Design Panel – April 15, 2020
- Agricultural Advisory Committee – May 28, 2020

702 **Reports**

702.1 **Proposed 224 Street Road Closure**

Staff report dated July 14, 2020 accompanying a motion made by the Transportation Advisory Committee (TAC) to provide preliminary information on potential impacts of a temporary closure of 224 Street.

R/2020-282

Moved and seconded

**That Item 702.1 Proposed 224 Street Road Closure be removed from the Items on Consent agenda for discussion purposes.**

CARRIED

R/2020-283

Moved and seconded

**That the proposed 224 Street road closure be referred back to staff to engage the Downtown Maple Ridge Business Improvement Association and the Maple Ridge Pitt Meadows Chamber of Commerce to consult their merchants along 224<sup>th</sup> Street and provide consultation results and identification of a funding source.**

CARRIED

703 **Correspondence** – Nil

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

From the April 21, 2020 Closed Council Meeting:

Item 4.1 Proposed Commuter Lot – 22625 & 22631 119 Avenue - 36 month lease to construct a commuter parking lot to be completed and executed

Item 4.2 Southwest Neighbourhood Park Naming - Neighbourhood Park at 11683 223 Street to be formally named “Beckett Park”

705 **Recommendation to Receive Items on Consent**

R/2020-284

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***

901 **Maple Ridge Pitt Meadows Arts Council – ACT Arts Centre Operations Update**

Letter dated June 16, 2020 from Laura Butler, President, Board of Directors, Maple Ridge Pitt Meadows Arts Council, providing an update on the current state of operations at The ACT Arts Centre.

1000 ***BYLAWS***

**Bylaws for Adoption**

1001 **Maple Ridge Fees and Charges Bylaw No. 7575-2019**

To establish a framework to which existing fees can be attached as schedules are reviewed and updated

R/2020-285

Moved and seconded

**That Fees and Charges Bylaw No. 7575-2019 be adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

**Planning and Development Services**

1101 **2014-003-CU, 19975, 19989 and 19997 Dunn Avenue, Temporary Use Permit Renewal**

Staff report dated July 7, 2020 recommending that Temporary Use Permit 2014-003-CU located at 19975, 19989 and 19997 Dunn Avenue be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the permit.

R/2020-286

Moved and seconded

**That Temporary Use Permit 2014-003-CU, respecting properties located at 19975, 19989, 19997 Dunn Avenue, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.**

CARRIED

1102 **2020-186-RZ, 19975, 19989, 19997, 20019, and 20035 Dunn Avenue, RS-3 to CD-4-20**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7656-2020 to rezone from RS-3 (One Family Rural Residential) to CD-4-20 (Comprehensive Development) to permit vehicle storage for an adjacent car dealership to the north 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/2020-287

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. 7656-2020 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

1103 2019-405-RZ, 10294 240 Street, RS-2 to RM-1

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7646-2020 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future construction of approximately 15 strata townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

R/2020-288

Moved and seconded

1. That Zone Amending Bylaw No. 7646-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

**1104 2020-014-RZ, 12209 Laity Street, RS-1 to R-1**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7648-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of two lots of approximately 454 m<sup>2</sup> each be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2020-289

Moved and seconded

- 1. That Zone Amending Bylaw No. 7648-2020 be given first reading; and**
- 2. That the applicant provide further information as described on Schedules B, and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

**1105 2020-164-RZ, Cannabis Retail Store Text Amendment**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7650-2020 to remove the 1000 metre minimum distance separation between cannabis retail stores be given first and second reading and be forwarded to Public Hearing.

R/2020-290

Moved and seconded

**That Zone Amending Bylaw No. 7650-2020 be given first and second reading and be forwarded to Public Hearing.**

DEFEATED

Mayor Morden, Councillor Duncan, Councillor Robson, Councillor Svendsen,  
Councillor Yousef - OPPOSED

**1106 Proposed New Cannabis Retail Store at 510 - 20395 Lougheed Highway**

Staff report dated July 7, 2020 providing the options of approving or denying an application for a non-medical cannabis retail store by Muse Cannabis Stores Ltd. located at 510 - 20395 Lougheed Highway, Maple Ridge and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

The General Manager of Planning and Development advised that based on the decision to defeat Bylaw No. 7640-2020, staff will advise the applicant that a rezoning application will be required. She also advised that a previous application for a new cannabis retail store will have to apply for rezoning as well.

R/2020-291

Moved and seconded

**That the motion to support the application for a proposed non-medical cannabis retail store at 510 – 20395 Lougheed Highway be deferred until further information is received from staff.**

CARRIED

Councillor Duncan – OPPOSED

**1107 Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020**

Staff report dated July 7, 2020 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020 to allow the Maple Ridge Business Centre and Edge Street parking lots to change to a “pay by plate” model be given first, second and third reading.

R/2020-292

Moved and seconded

**That Highway and Traffic Amending Bylaw No. 7652-2020 be given first, second and third reading.**

CARRIED

Councillor Duncan – OPPOSED

**Engineering Services**

**1131 Award of Contract: ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street)**

Staff report dated July 7, 2020 recommending that Contract ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street) be awarded to Sandpiper Contracting LLP, that a construction contingency be approved to address potential variations in field conditions, that the next Financial Plan Bylaw be amended to increase project funding and to transfer funds from the 2021 approved Capital Plan for Water Replacement Program to 2020 for the water tie-in by Operations and that the Corporate Officer be authorized to execute the contract.

R/2020-293

Moved and seconded

**That Contract ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street) be awarded to Sandpiper Contracting LLP in the amount of \$3,295,831.50 excluding taxes; and**

**That a construction contingency of \$164,790.00 be approved to address potential variations in field conditions; and**

**That the next Financial Plan Bylaw be amended to increase the project funding by \$488,621.00 from the Water Capital Fund; and**

**That the next Financial Plan Bylaw be amended to transfer \$200,000.00 from 2021 approved Capital Plan for Water Replacement Program to 2020 for the water tie-in by Operations; and further**

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

CARRIED

1132 **Award of Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 – 240 Street at Kanaka Creek Bridge**

Staff report dated July 7, 2020 recommending that Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 – 240 Street at Kanaka Creek Bridge be awarded to Targa Contracting (2013) Ltd., that a contract contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

R/2020-294

Moved and seconded

**That Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 - 240 Street at Kanaka Creek Bridge, be awarded to Targa Contracting (2013) Ltd. in the amount of \$394,027.00 excluding taxes; and**

**That a contract contingency of \$75,000.00 be approved to address potential variations in field conditions; and further**

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

CARRIED



**Corporate Services**

**1151 Greenhouse Gas Emissions and Climate Action Background Report**

Staff report dated July 7, 2020 providing information on the City's community greenhouse gas emissions, reduction targets and actions.

R/2020-295

Moved and seconded

**That a Community Energy and Emissions Scoping Report be brought to Council in September recommending climate change mitigation and adaptation actions for implementation.**

CARRIED

**Parks, Recreation & Culture** – Nil

**Administration** – Nil

**1300 OTHER MATTERS DEEMED EXPEDIENT – Nil**

**1400 PUBLIC QUESTION PERIOD**

The Corporate Officer advised that a question was received through the Clerk's Department email which was also sent to Mayor and Council and that staff will provide a response.

**1500 MAYOR AND COUNCILLORS' REPORTS**

Councillor Duncan provided a report on activities participated in during the past few weeks.

**1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil**

**1700 ADJOURNMENT – 9:11 p.m.**

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer