

City of Maple Ridge

COUNCIL MEETING MINUTES

September 8, 2020

The Minutes of the City Council Meeting held on September 8, 2020 at 7:03 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. Denton, Corporate Officer

D. Pollock, General Manager Engineering Services

T. Thompson, Chief Financial Officer

Other Staff as Required

C. Goddard, Director of Planning

J. Mickleborough, Director of Engineering

M. Vogel, Computer Support Specialist

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, Councillor Yousef participated electronically.

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

R/2020-357

It was moved and seconded

That the agenda of the Regular Council Meeting of September 8, 2020 be approved as circulated.

CARRIED

400 ADOPTION OF MINUTES

401 Minutes of the Regular Council Meeting of July 28, 2020

R/2020-358

It was moved and seconded

That the minutes of the Regular Council Meeting of July 28, 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 Development Agreements Committee Meetings

- July 23, July 28, August 5, August 19 and August 26, 2020

701.2 Committees and Commissions of Council Meetings

- Public Art Steering Committee - April 9, 2020 and May 14, 2020

702 Reports

702.1 **Disbursements for the month ended June 30, 2020**

Staff report dated September 8, 2020 providing information on disbursements for the month ended June 30, 2020.

702.2 **Disbursements for the month ended July 31, 2020**

Staff report dated September 8, 2020 providing information on disbursements for the month ended July 31, 2020.

702.3 **2020 Council Expenses**

Staff report dated September 8, 2020 including Council expenses recorded to July 31, 2020.

703 **Correspondence** – Nil

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

705 **Recommendation to Receive Items on Consent**

R/2020-359

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** – Nil

1000 **BYLAWS**

Bylaws for Adoption

1001 **2017-489-RZ, 11903 and 11917 Burnett Street**

Staff report dated September 8, 2020 recommending adoption.

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 a 54 residential unit apartment building.

R/2020-360

Moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7407-2017 be adopted.

CARRIED

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

Planning & Development Services

1101 2018-182-RZ, 11040 Cameron Court, RS-2 to RS-1d

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7562-2019 to rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit approximately 6 single family lots of not less than 557 m² in area each be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a subdivision application.

R/2020-361

Moved and seconded

That Zone Amending Bylaw No. 7562-2019 be given first reading; and

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

CARRIED

1102 2020-066-RZ, 11886, 11892 and 11902 232 Street, RS-1 to RM-1

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7647-2020 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential District) to permit a 47 unit townhouse residential 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.

R/2020-362

Moved and seconded

That Zone Amending Bylaw No. 7647-2020 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.*

CARRIED

1103 2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley Road, RS-3 to R-1, R-2, RST-SV

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7662-2020 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse - Silver Valley) to permit a future single family subdivision and street-oriented townhouse units be given first reading and that the applicant provide further information as described on Schedules A through G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

R/2020-363

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. 7662-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A through G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

CARRIED

1104 2020-217-RZ, 22000 Block and 22631 119 Avenue and Portion of 22558 McIntosh Avenue. Temporary Use Permit

Staff report dated September 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7664-2020 to allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years be given first and second reading and be forwarded to Public Hearing.

R/2020-364

Moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7664-2020 on the municipal website, 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. 7664-2020 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. 7664-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7664-2020 be given first and second readings and be forwarded to Public Hearing; and
5. The following actions take place after third reading:
 - i. That Official Community Plan Amending Bylaw No. 7664-2020 be adopted;
 - ii. That the Corporate Officer be authorized to sign and seal 2020-217-CU respecting the properties located at 22000 block and 22631 119 Avenue and portion of 22558 McIntosh Avenue.

CARRIED

1105 2019-394-RZ, 20857 Golf Lane, RS-1 to R-1

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7611-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of approximately 6 single family lots be given second reading and be forwarded to Public Hearing.

R/2020-365

Moved and seconded

1. That Zone Amending Bylaw No. 7611-2020 be given second reading, and be forwarded to Public Hearing;
2. That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
3. 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 on Golf Lane as required;
 - iv. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - v. Registration of a Statutory Right-of-Way plan and agreement for the driving, shooting hitting or otherwise of golf balls onto, into, through, over and above the subject property;
 - vi. Registration of a Restrictive Covenant for Stormwater Management;
 - vii. Removal of existing buildings;
 - viii. 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
 - ix. That a voluntary contribution, in the amount of \$30,600 (\$5,100 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson - OPPOSED

1106 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2

Staff report dated September 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit 3 dwelling units be given third reading.

R/2020-366

Moved and seconded

That Zone Amending Bylaw No. 7533-2019 be forwarded to Public Hearing.

CARRIED

1107 2017-489-DVP, 2017-489-DP, 11903 and 11917 Burnett Street

Staff report dated September 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-489-DVP to reduce front, rear and sideyard setbacks, to increase maximum building storeys and height and to reduce the minimum visitor parking spaces and be authorized to sign and seal 2017-489-DP to permit construction of a five storey residential building with 54 apartment units.

R/2020-367

Moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-489-DVP respecting property located at 11903 and 11917 Burnett Street; and**
- 2. That the Corporate Officer be authorized to sign and seal 2017-489-DP respecting property located at 11903 and 11917 Burnett Street.**

CARRIED

1108 2020-251-DVP, 24592 105A Avenue

Staff report dated September 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-251-DVP to reduce a rear yard setback to have the house oriented towards 105A Avenue rather than 245B Street.

R/2020-368

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2020-251-DVP respecting property located at 24592 105A Avenue.

CARRIED

Engineering Services

1131 Award of Contract, Municipal Replacement Combination Tandem Axle Sander Truck with Underbody Plow

Staff report dated September 1, 2020 recommending that the contract for the purchase of one Combination Tandem Axle Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd. and that the Corporate Officer be authorized to execute the contract.

R/2020-369

Moved and seconded

That the contract for the purchase of one (1) Combination Tandem Axle Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd. in the amount of \$265,093.00, plus applicable taxes of approximately \$31,811.16; and furthermore, that the Corporate Officer be authorized to execute the contract.

CARRIED

Parks, Recreation and Culture

1171 Golden Ears Winter Club Operating Agreement

Staff report dated September 1, 2020 recommending that the City of Maple Ridge enter into a new operating agreement with Golden Ears Winter Club (GEWC) for a three year period ending on August 31, 2023 and that the Corporate Officer be authorized to execute the operating agreement.

R/2020-370

Moved and seconded

That staff be directed to enter into a new operating agreement with Golden Ears Winter Club for a three-year period ending on August 31, 2023, with options to renew for two further terms of three years each; and,

That the Corporate Officer be authorized to execute the Golden Ears Winter Club operating agreement.

CARRIED

1172 Metro Vancouver Greenways Plan

Staff report dated September 1, 2020 recommending that the updates to the Metro Vancouver Regional Greenways Plan on the detailed greenways route plan be provided to Metro Vancouver Parks for consideration.

D. Boag, General Manager Parks, Recreation and Culture provided an updated presentation and responded to questions from Council.

R/2020-371

Moved and seconded

That the recommended updates to the Metro Vancouver Regional Greenways Plan on the detailed greenways route plan be provided to Metro Vancouver Parks for their consideration.

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD – Nil

1500 MAYOR AND COUNCILLOR REPORTS

The Mayor and members of Council provided a report on activities participated in during the past few weeks.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING – Nil

1700 ADJOURNMENT – 7:52 p.m.

M. Morden, Mayor

Certified Correct

D. Denton, Deputy Corporate Officer