

City of Maple Ridge

COUNCIL MEETING MINUTES

September 10, 2019

The Minutes of the City Council Meeting held on September 10, 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.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor K. Duncan	L. Benson, Director of Corporate Administration
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	C. Goddard, Director of Planning
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	M. Orsetti, Manager of Bylaw and Licensing Services
	T. Cotroneo, Manager of Community Engagement
	P. Frederick, Community Coordinator
	A. Kopystynski, Planner 2, Development and Environmental Services

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

- Addition of Item 802 "Suspension of moratorium on cannabis related applications" to allow Council to consider Item 1106.

300 **APPROVAL OF THE AGENDA**

R/2019-511

It was moved and seconded

That the agenda be amended with the addition of Item 802 "Suspension of moratorium on cannabis related applications" to allow consideration of Item 1106 and that the agenda as amended be approved.

CARRIED

Councillor Duncan – OPPOSED

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

401 Minutes of the Regular Council Meeting of July 23, 2019

R/2019-512

It was moved and seconded

That the minutes of the Regular Council Meeting of July 23, 2019 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Municipal Advisory Committee on Accessibility and Inclusiveness (“MACAI”) Award Recipients**

- Kristina Morrison, MACAI, Chair and Member at Large
- Greg Turnbull, MACAI, Past Chair and Member at Large

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

S. Ranta asked Council to declare a climate emergency as other municipalities have.

C. Bosley asked questions relative to temporary modular housing and the status and location of permanent housing in Maple Ridge.

L. Meyer asked questions relative to the timing of the proposed park at the current Anita Place site, supportive housing projects and long-term residents at Alouette Home Start.

D. Konishi advised Council of the work done by residents back in July to clean up the waste dumped at the east end of the Port Haney wharf and asked Council to either hold the land owner responsible for ongoing maintenance or put measures in place to keep the ecologically sensitive area clean.

S. Delaney asked that Council refrain from attending the Chinese reception at UBCM.

700 **ITEMS ON CONSENT**

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of July 24, July 25, July 26, August 7, August 20 and August 30, 2019

R/2019-513

It was moved and seconded

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

CARRIED

800 **UNFINISHED BUSINESS**

801 **Maple Ridge Historical Society Operating Agreement Revision**

Staff report dated September 10, 2019 recommending that the revised Maple Ridge Historical Society Operating Agreement be approved for a three year term and that the Corporate Officer be authorized to execute the agreement.

R/2019-514

It was moved and seconded

That the revised Maple Ridge Historical Society Operating Agreement attached to this report dated July 16, 2019 be approved for a three year term; and

That the Corporate Officer be authorized to execute the agreement.

CARRIED

802 **Suspension of moratorium on cannabis related applications**

R/2019-515

It was moved and seconded

That the moratorium on cannabis adopted at the September 10, 2019 Council Workshop meeting be suspended to allow consideration of Item 1106.

CARRIED

Councillor Duncan – OPPOSED

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Bylaws for Adoption

1001 **2014-039-RZ, 12040 240 Street**
Staff report dated September 10, 2019 recommending adoption

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7397-2017**
To amend Schedule "B" of the Official Community Plan from Estate Suburban Residential to Commercial and to amend the Urban Area Boundary
Adoption

R/2019-516

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7397-2017 be adopted.

CARRIED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7089-2014**
To rezone from RS-3 (One Family Rural Residential) to C-2 (Community Commercial) to permit the future construction of a two storey retail and office commercial building with two apartments and the provision of space for a daycare and associated play area.
Rescind third reading, give third reading as amended (to reflect the new legal description) and adopt
Adoption

R/2019-517

It was moved and seconded

That third reading of Zone Amending Bylaw No. 7089-2014 be rescinded; and further

That Zone Amending Bylaw No. 7089-2014 be given third reading as amended and be adopted.

CARRIED

1002 **2015-021-RZ, 24070 132 Avenue**
Staff report dated September 10, 2019 recommending adoption

- 1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7406-2017**
To amend Silver Valley Area Plan Figure 2 from Low Density Residential and Conservation to Conservation and Low Density Residential Adoption

R/2019-518

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7406-2017 be adopted.

CARRIED

- 1002.2 **Maple Ridge Zone Amending Bylaw No. 7142-2015**
To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into approximately three single family residential lots not less than 371 m².
Adoption

R/2019-519

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7142-2015 be adopted.

CARRIED

- 1003 **2017-271-RZ, 11970 Glenhurst Street**
Maple Ridge Zone Amending Bylaw No. 7361-2017
Staff report dated September 10, 2019 to rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential); the current application is to permit future construction of a duplex recommending adoption.
Adoption

R/2019-520

It was moved and seconded

That Zone Amending Bylaw No. 7361-2017 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

1101 Item 1101 was withdrawn at the September 3, 2019 Committee of the Whole Meeting.

1102 2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street; 12002, 12032 12038, 12051, 12061 223 Street and 12011 224 Street, RS-1 and C-3 to CD-1-17

2017-016-RZ, 12051 and 12061 223 Street, Land Use Contract Termination Bylaw

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7336-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area be given second reading as amended and be forwarded to Public Hearing and that Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 to discharge property at 12051 and 12061 223 Street be given second reading as amended and be forwarded to Public Hearing.

R/2019-521

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7336-2017 as amended in the staff report dated September 3, 2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the Land Use Contract Termination Bylaw No. 7337-2017, as amended in the staff report dated September 3, 2019, be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a No Build Restrictive Covenant, including terms for Community Amenity Contribution payment, provision of amenity bonus features and the overall development concept with an accompanying design guidelines;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Registration of a Statutory Right-of-Way plan and agreement for the Phase 1 portion of the site;
 - iv) Registration of a Restrictive Covenant protecting the Visitor Parking for the Phase 1 portion of the site;
 - v) Discharge Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited under Filing Number P11973;

- vi) 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1103 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7404-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a fourplex be given second reading and be forwarded to Public Hearing.

R/2019-522

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7 404-2017 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 and lane dedication as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Registration of a Restrictive Covenant prohibiting secondary suites;
 - 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 property. 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 \$12,300.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) be given second reading as amended and be forwarded to Public Hearing.

R/2019-523

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7432-2018, as amended in the staff report dated September 3, 2019, 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 Dewdney Trunk Road and the new lane, as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - v) Registration of a Restrictive Covenant for 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 Community Amenity Contribution, in the amount of \$60,900.00 be provided for the additional density, increasing the Floor Space Ratio to 0.63; and
 - ix) That a voluntary contribution, in the amount of \$118,900.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Duncan – OPPOSED

1105 2018-282-DVP, 24070 132 Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-282-DVP to waive servicing requirements on 132 Avenue and to reduce minimum rear lot line setbacks for Lot 3.

R/2019-524

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-282-DVP respecting property located at 24070 132 Avenue.

CARRIED

1106 **2019-017-DVP, 10760 277 Street**

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-017-DVP to reduce exterior side lot setbacks for a building or structure for medical marihuana commercial production.

R/2019-525

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-017-DVP respecting property located at 10760 277 Street.

DEFEATED

Mayor Morden, Councillor Dueck, Councilor Duncan, Councillor Meadus, Councillor Robson, Councillor Svendsen, Councillor Yousef - OPPOSED

1107 **2019-116-DVP, 12040 240 Street**

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-116-DVP to increase maximum building height for pitched roof architectural features, to increase second storey area, to allow the 2 required parking spaces for apartment use and visitor parking not to be concealed and to reduce the required commercial parking spaces from 41 to 39 spaces.

R/2019-526

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-116-DVP respecting property located at 12040 240 Street.

CARRIED

1108 2014-039-DP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2014-039-DP for a two storey mixed use commercial/office and residential building.

R/2019-527

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2014-039-DP respecting property located at 12040 240 Street.

CARRIED

1109 2018-141-DP, 10102 242B Street and 10107 243 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-141-DP to allow subdivision into 3 new R-3 (Special Amenity Residential District) lots.

R/2019-528

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-141-DP respecting property located at 10102 242B Street and 10107 243 Street.

CARRIED

1110 2019-033-DP, 20288 113B Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-033-DP to permit construction of two new self storage buildings.

R/2019-529

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-033-DP respecting property located at 20288 113b Avenue.

CARRIED

1111 The ACT Liquor Primary Structural Change Application

Staff report dated September 3, 2019 recommending that the application for a structural change, as an amendment to their existing liquor licence by Maple Ridge and Pitt Meadows Arts Council be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R/2019-530

It was moved and seconded

1. That the application for a structural change, as an amendment to their existing liquor licence, by Maple Ridge and Pitt Meadows Arts Council located at 11944 Haney Place, Maple Ridge be supported based on the information contained in the Council report dated September 3, 2019.
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

1112 Golden Ears Winter Club Liquor Primary Club Licence Amendment

Staff report dated September 3, 2019 recommending that the application for a liquor primary licence by Golden Ears Winter Club be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R/2019-531

It was moved and seconded

1. That the application for a liquor primary licence by Golden Ears Winter Club located at 23580 Jim Robson Way, Maple Ridge be supported based on the information contained in the Council report dated September 3, 2019.
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture – Nil

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**

1501 **Council Update – Q3**

The Mayor provided an update on various recruitments and Council initiatives.

The Mayor and Councillors provided their reports on activities participated in during the past few weeks.

1600 **ADJOURNMENT** – 8:46pm

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer