

City of Maple Ridge

***COUNCIL MEETING MINUTES***

October 1, 2019

The Minutes of the City Council Meeting held on October 1, 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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<b><i>PRESENT</i></b>	<b><i>Appointed Staff</i></b>
<b><i>Elected Officials</i></b>	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 K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	S. Nichols, Deputy Corporate Officer
Councillor R. Svendsen	C. Goddard, Director of Planning
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	<b><i>Other Staff as Required</i></b>
	M. Orsetti, Manager of Bylaw and Licencing Services
	T. Cotroneo, Manager of Community Engagement
	M. Pym, Environmental Planner, Development and Environmental Services
	A. Grochowich, Planner, Community Planning

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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/2019-551

That the agenda of the Regular Council Meeting of October 1, 2019 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of September 10, 2019 and minutes of the Special Council Meetings of September 3, 2019, September 10, 2019 and September 17, 2019

R/2019-552

**That the minutes of the Regular Council Meeting of September 10, 2019 and minutes of the Special Council Meetings of September 3, 2019, September 10, 2019 and September 17, 2019 be adopted as circulated.**

CARRIED

402 Minutes of the Public Hearing of September 17, 2019

R/2019-553

It was moved and seconded

**That the minutes of the Public Hearing of September 17, 2019 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS***

601 **Good Lives in Welcoming Communities**

- Debra Appleby, Vancouver Coastal East Community Council for Community Living British Columbia

Ms. Appleby provided Council with information on the services provided by the Vancouver Coastal East Community Council.

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

James Seip spoke to the ongoing clean-up efforts of Maple Ridge volunteers. Mr. Seip requested that Council consider providing funds to cover the cost of equipment, tools, and protective gear for the volunteers.

Chris Bossley, spoke to a recent news article relative to taking down homeless camps throughout Maple Ridge. She clarified that some of the trash being removed were the belongings of homeless residents.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of September 11, 18 and 24, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – April 11, 2019
- Environmental Advisory Committee – April 10, 2019
- Municipal Advisory Committee on Accessibility and Inclusiveness - March 21, 2019

702 **Reports**

702.1 **2019 Council Expenses**

Staff report dated October 1, 2019 recommending that Council expenses recorded to August 31, 2019 be received for information.

703 **Correspondence**

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

*From the September 17, 2019 Closed Council Meeting*

Item 04.01 Chief Administrative Officer Recruitment  
- Update - Announcement of appointment only

Item 04.02 Appointment of Deputy Corporate Officer

R/2019-554

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Youth Strategy Implementation Plan Recommendations – Revision**

Staff report dated October 1, 2019 recommending that the Youth Strategy Implementation Plan be endorsed.

The Manager of Community Engagement provided a presentation and responded to questions of Council.

R/2019-555

It was moved and seconded

**That the Youth Strategy Implementation Plan as presented at the October 1, 2019 Council meeting titled "Youth Strategy Implementation Plan Recommendations - Revision" be endorsed.**

CARRIED

It was moved

**That the Youth Planning Table be provided an extra \$5,000 per year to bring their total funding to \$10,000 per year.**

There was no seconder on the motion.

802 **Strategic Plan Progress Report and Council Workplan Matrix - Addendum**

Staff report dated October 1, 2019 recommending that the Council Workplan Matrix – October 1, 2019 be approved.

R/2019-556

It was moved and seconded

**That the "Council Workplan Matrix-October 1, 2019" be approved.**

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 **BYLAWS**

*Note: Items 1001 to 1003 are from the September 17, 2019 Public Hearing*

**Bylaws for Third Reading**

- 1001 **2017-489-RZ, 11917 and 11903 Burnett Street  
Maple Ridge Zone Amending Bylaw No. 7407-2017**  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.  
Third reading

R/2019-557

It was moved and seconded

**That Zone Amending Bylaw No. 7407-2017 be given third reading.**

CARRIED

- 1002 **2017-573-RZ, 11575, 11587 223 Street and 22300 River Road  
Maple Ridge Zone Amending Bylaw No. 7420-2018**  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.  
Third reading

R/2019-558

It was moved and seconded

**That Zone Amending Bylaw No. 7420-2018 be given third reading.**

CARRIED

- 1003 **2017-035-RZ, 11781 and 11775 Burnett Street  
Maple Ridge Zone Amending Bylaw No. 7325-2017**  
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.  
Third reading

R/2019-559

It was moved and seconded

**That Zone Amending Bylaw No. 7325-2017 be given third reading.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101 **2019-062-SP, 24548 Lougheed Highway, 24388 and 24366 River Road and the adjacent lot along Lougheed Highway, Soil Permit Application, Additional Information**

Staff report dated September 17, 2019 providing additional information on Soil Permit Application 2019-062-SP and recommending that the application be approved.

R/2019-560

It was moved and seconded

**That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway be approved.**

CARRIED

Councillor Duncan – OPPOSED

1102 **2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development proceed as presented on June 26, 2018 or that staff work with the applicant with respect to the BC HousingHUB program and provide report on next steps.

R/2019-561

It was moved and seconded

**That Zone Amending Bylaw No. 7470-2018 proceed as presented on June 26, 2018 when given first reading.**

Staff provided clarification in relation to the two options before Council for consideration.

CARRIED

**1103 2019-255-RZ, 12297 222 Street and 22175 123 Avenue, RS-1 to RM-4**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7571-2019 to rezone from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) to permit a multi-family building with both market and affordable rental units totaling 78 units be given first reading and that applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999, and Subdivision application.

R/2019-562

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, 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.7571-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D, E, and G of the Development Procedures Bylaw No. 5879-1999, and a Subdivision application.

CARRIED

**1104 2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue, CD-1-00 and RS-1 to RM-2**

Staff report dated September 17, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019 to permit a Low-Rise Apartments designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Building) to permit three 5-storey condominium buildings be given second reading and be forwarded to Public Hearing.

R/2019-563

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7366-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7577-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 3) That Official Community Plan Amending Bylaw No. 7577-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7577-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7577-2019; be given first and second readings and be forwarded to Public Hearing;
- 6) 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 223 Street, including truncation, and a portion of Brown Avenue as required;
  - iv) 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 Stormwater Management, including maintenance information;
- vii) Registration of a Restrictive Covenant for protecting the proposed adaptive dwelling units;
- viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- ix) Registration of a Reciprocal Cross Access Easement Agreement;
- x) Registration of a Statutory Right-of-Way for a public art-inspired corner pedestrian plaza;
- xi) Removal of existing building/s;
- xii) 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;
- xiii) That a voluntary contribution, in the amount of \$1,023,000 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2017-185-RZ, 11143 Princess Street, RS-1 to R-1

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7362-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two lots be given second reading and be forwarded to Public Hearing.

R/2019-564

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7362-2017 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 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 the location within the Floodplain;
- v) Registration of a Restrictive Covenant for Tree Protection;
- 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 \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1106 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-2 and A-1 to RS-3

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-2 (Upland Agricultural) and A-1 (Small Holdings Agriculture) to RS-3 (One Family Rural Residential) to permit a subdivision of approximately 4 lots be given second reading and be forwarded to Public Hearing.

R/2019-565

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7483-2018 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) Road dedication on 104th Avenue and 287th Street as required (corner truncation only);
  - iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;

- iv) Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;
- v) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
- vi) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions, for a total of \$10,200.00, based on two new lots being created.

CARRIED

Councillor Duncan – OPPOSED

1107     **2016-374-DP, 24070 132 Avenue**

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-374-Development Permit to allow three single family residential lots under the R-1 (Residential District) zone within the Wildfire Development Permit Area.

R/2019-566

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2016-374-DP respecting property located at 24070 132 Avenue.**

CARRIED

1108     **2018-509-DP, 14155 Marc Road**

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-509-Development Permit to allow a 109 single family lot development within the Wildfire Development Permit Area.

R/2019-567

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2018-509-DP respecting property located at 14155 Marc Road.**

CARRIED

**1109 Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service**

Staff report dated September 17, 2019 recommending that staff be authorized to proceed with the 23300 block of Tamarack Lane Local Area Service for sanitary sewer.

R/2019-568

It was moved and seconded

**That staff proceed with the 23300 Block of Tamarack Lane Local Area Service for Sanitary Sewer.**

CARRIED

**1110 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary**

Staff report dated September 17, 2019 recommending the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

R/2019-569

It was moved and seconded

**That the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.**

CARRIED

Councillor Duncan – OPPOSED

**1111 2019-314-RZ, Density Bonus Requirements**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7569-2019 to establish a set of density bonus regulations for new development be given first and second reading and be forwarded to Public Hearing.

R/2019-570

It was moved and seconded

**That Zone Amending Bylaw No. 7569-2019 be given first and second reading, and be forwarded to Public Hearing.**

CARRIED

**Corporate Services**

**1131 2020-2023 Permissive Tax Exemptions**

Staff report dated September 17, 2019 recommending that Maple Ridge Tax Exemption Bylaw No. 7568-2019 to exempt certain types of properties from municipal property taxation be given first, second and third readings

R/2019-571

It was moved and seconded

**That Maple Ridge Tax Exemption Bylaw No. 7568-2019 be given first, second and third readings.**

CARRIED

Councillor Duncan – OPPOSED

**Parks, Recreation & Culture** – Nil

**Administration (including Fire and Police)**

**1171 Fire Department Master Plan Review**

Staff report dated September 17, 2019 recommending that a phased process to review and update the 2004 Fire Department Master Plan be endorsed.

R/2019-572

It was moved and seconded

**That a phased process to review and update the 2004 Fire Department Master Plan be endorsed as outlined in the September 17, 2019 report titled "Fire Department Master Plan Review".**

CARRIED

**Other Committee Issues** – Nil

**1200 STAFF REPORTS** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

Councillor Robson requested that Council consider a discussion on vaping in light of recent health warnings and advised of anticipated business licence applications for at least five additional vape stores. The Mayor requested that the item be tabled until the Province brings forward legislation.

Mayor Morden requested that members of Council deny individual meeting requests from the candidates of the upcoming federal election, and instead requested that Council as a whole prepare a list of questions for all candidates to respond to.

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

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

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

1600 ***ADJOURNMENT*** – 9:12 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer