

City of Maple Ridge

COUNCIL MEETING MINUTES

October 11, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on October 11, 2022 at 9:00 a.m. at 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>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	S. Labonne, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, Acting Corporate Officer, General
Councillor R. Svendsen	Counsel and Executive Director, Legislative Services
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	C. Nolan, Deputy Director of Finance
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	T. Westover, Director of Economic Development
	H. Singh, 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: The Mayor chaired the meeting from Council Chambers.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2022-CM-306

It was moved and seconded

That the agenda of the Regular Council Meeting of October 11, 2022 be adopted as circulated.

CARRIED UNANIMOUSLY

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

401 Minutes of the Regular Council Meeting of September 27, 2022

R/2022-CM-307

It was moved and seconded

That the minutes of the Regular Council Meeting of September 27, 2022 be adopted as circulated.

CARRIED UNANIMOUSLY

402 Report of Public Hearing of September 20, 2022

R/2022-CM-308

It was moved and seconded

That the report of Public Hearing of September 20, 2022 be adopted as circulated.

CARRIED UNANIMOUSLY

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:**

- September 27, 2022
- October 4, 2022

701.2 **Committees and Commissions of Council Meetings:**

Municipal Advisory Committee on Accessibility and Inclusiveness:

- February 17, 2022
- April 21, 2022
- June 16, 2022

702 ***Reports***

703 ***Correspondence***

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

705 ***Recommendation to Receive Items on Consent***

R/2022-CM-309

It was moved and seconded

That the items on the Consent Agenda of the October 11, 2022, Council Meeting be received into the record.

CARRIED UNANIMOUSLY

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaws for Adoption

1001 **Maple Ridge Water Service Amending Bylaw No. 7868-2022**

A bylaw to amend language to implement changes to the City's residential water metering strategy.

R/2022-CM-310

It was moved and seconded

That Maple Ridge Water Service Amending Bylaw No. 7868-2022 be adopted.

CARRIED UNANIMOUSLY

1002 **2020-168-RZ, Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land**

A bylaw to permit a statutory right-of-way over dedicated park and dedicated road for Metro Vancouver's forcemain project.

R/2022-CM-311

It was moved and seconded

That Dedicated Park Land Bylaw No. 7867-2022 be adopted.

CARRIED UNANIMOUSLY

1003 **11-52455-20-B512 & 01-0400-60, Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain in Dedicated Park Land Bylaw**

A bylaw to permit a statutory right of way over dedicated park and dedicated road for Metro Vancouver's forcemain project.

R/2022-CM-312

It was moved and seconded

That Statutory Right of Way Over Dedicated Park and Dedicated Road Bylaw No. 7841-2022 be adopted.

CARRIED UNANIMOUSLY

1004 **05-1970-04, 2020 - 2023 Property Tax Exemption Amendment**

A bylaw to reflect the removal of Foursquare Gospel Church of Canada and a name change for Webster's Corner United Church.

R/2022-CM-313

It was moved and seconded

That Maple Ridge Property Tax Exemption Amending Bylaw No. 7869-2022 be adopted.

CARRIED UNANIMOUSLY

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2022-292-RZ, 12040 248 Street, CS-1 to C-2**

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7882-2022, to permit the future construction of a two-storey, mixed use, building, be given first reading and that the applicant provide further information as outlined in the report.

R/2022-CM-314

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7882-2022 be given first reading; and further**
- 2. That the applicant provide further information as described on Schedule C, D, and E of the Development Procedures Bylaw No. 5879-1999.**

CARRIED UNANIMOUSLY

1102 **2022-293-RZ, 21511 and 21521 Exeter Avenue, RS-1a to R-4**

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7881-2022, to permit a future subdivision of two lots into three, be given first reading and that the applicant provide further information as outlined in the report.

R/2022-CM-315

It was moved and seconded

1. That Zone Amending Bylaw No. 7881-2022 be given first reading; and further
2. That the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required a Subdivision application.

CARRIED UNANIMOUSLY

1103 2020-014-RZ, 12209 Laity Street, RS-1 to R-1

Staff report dated October 4, 2022, recommending that Zone Amending Bylaw No. 7648-2020 as amended, to permit a future two lot subdivision, be given second reading and be forwarded to Public Hearing.

R/2022-CM-316

It was moved and seconded

1. That Zone Amending Bylaw No. 7648-2020 as amended, be given second reading, and be forwarded to Public Hearing; and further
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) Registration of a Restrictive Covenant for Tree Protection;

iii) Registration of a Restrictive Covenant for Stormwater Management;

iv) Removal of existing building(s);

v) In addition to the Ministry of Environment Site Disclosure Statement, 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

vi) That a contribution, in the amount of \$7,100.00, or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

CARRIED UNANIMOUSLY

1104 2021-564-DP, 23004 Dewdney Trunk Road, Housing Agreement Bylaw

Staff report dated October 4, 2022, recommending that Housing Agreement Discharge Bylaw No. 7876-2022 to discharge Housing Agreement Bylaw No.

7345-2017, and Housing Agreement Bylaw No. 7877-2022 be given first, second and third readings.

Council expressed concerns regarding parking, density, and proposed pharmacy use. Staff answered questions from Council and advised that the applicant's representative has agreed to a restriction prohibiting pharmacy use in the commercial space.

R/2022-CM-317

It was moved and seconded

1. That Housing Discharge Bylaw No. 7876-2022, to discharge the previous Housing Agreement Bylaw No. 7345-2017, be given first, second and third reading; and further
2. That Housing Agreement Bylaw No. 7877-2022 be given first, second and third reading.

CARRIED
Councillor Yousef opposed

ENGINEERING SERVICES

1131 Award of Contract ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout

Staff report dated October 4, 2022, recommending that Contract ITT-EN22-25, Fern Crescent Multi-Use Path and Roundabout, be awarded to Arsalan Construction Limited, a construction contingency be approved and that the Financial Plan be amended to increase the project funding, and that the Corporate Officer be authorized to execute the contract.

R/2022-CM-318

It was moved and seconded

That Contract ITI-EN22-25, Fern Crescent Multi-Use Path and Roundabout, be awarded to Arsalan Construction Limited in the amount of \$5,099,777.00 excluding taxes;

That a construction contingency of \$510,000.00 be approved to address potential variations in field conditions;

That the Financial Plan be amended to increase the project funding by \$2,060,262.00 from the Development Cost Charges Fund and \$42,046.00 from General Revenue Surplus; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED UNANIMOUSLY

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** – Nil

1400 **PUBLIC QUESTION PERIOD**

No members of the public asked questions or provided comments to Council.

1500 **MAYOR AND COUNCILLORS' REPORTS** - Nil

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

1601 **Notice of Special Closed Meeting**

R/2022-CM-319

It was moved and seconded

The meeting will be closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter as the subject matter being considered related to the following:


Section 90(1)(e) the acquisition, disposition or expropriation of land of improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.


CARRIED UNANIMOUSLY

1700 **ADJOURNMENT** – 9:25 a.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer