

City of Maple Ridge

COUNCIL MEETING MINUTES

October 15, 2019

The Minutes of the City Council Meeting held on October 15, 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	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	T. Thompson, Chief Financial Officer
Councillor R. Svendsen	<i>Other Staff as Required</i>
Councillor A. Yousef	C. Goddard, Director of Planning

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***

R/2019-580

It was moved and seconded

That the October 15, 2019 agenda be amended by adding Item 603 "Friends in Need Food Bank Society - Update".

CARRIED

300 ***APPROVAL OF THE AGENDA***

R/2019-581

It was moved and seconded

That the agenda of the Regular Council Meeting of October 15, 2019 be adopted as amended.

CARRIED

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

401 Minutes of the Regular Council Meeting of October 1, 2019

R/2019-582

It was moved and seconded

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

CARRIED

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

600 ***DELEGATIONS***

601 **Award Presentation: Creative City Network of Canada’s Cultural Planning Award of Excellence for Maple Ridge’s Culture Plan and Implementation Framework**

- Yvonne Chui, Recreation Manager, Arts & Community Connections

The Recreation Manager, Arts & Community Connections introduced Susan Hayes, a member of the Public Art Steering Committee. She provided information and background on the Creative City Network of Canada and spoke on the award received by the City of Maple Ridge for its new Cultural Plan titled “Walking Together; Growing Connections Through Culture” for the annual Award of Excellence in Cultural Planning.

Ms. Hayes spoke on why the City of Maple Ridge was selected for this award. She offered congratulations to Council, the community and the supporting committee.

602 **Ridge Meadows Recycling Society – Waste Reduction Week**

- Leanne Koehn, Community Engagement

Leanne Koehn gave a presentation providing information on Waste Reduction Week scheduled for October 21 to 27, 2019 and advised on the activities of the Ridge Meadows Recycling Society.

603 **Friends in Need Food Bank Society – Update**

- Mary Robson, Executive Director

Mary Robson, Executive Director, introduced Lynda Lawrence, Board Chair and Joanne Foote, Board Director and provided information on the background and the history of the Friends in Need Food Bank Society. She highlighted the Perishable Food Recovery Program, advised on the grant obtained to allow the start of the program, the business partners involved,

and how the program is run. She also advised on the School Meal Snack Program. The Executive Director thanked residents and volunteers for their continued support.

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

No speakers participated in the session.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of October 1, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee
 - May 29, 2019
 - June 26, 2019
- Social Policy Advisory Committee
 - June 5, 2019
- Advisory Design Panel
 - June 19, 2019
 - July 17, 2019

702 ***Reports***

702.1 **Disbursements for the month ended July 31, 2019**

Staff report dated October 15, 2019 providing information on Disbursements for the month ended July 31, 2019.

702.2 **Disbursements for the month ended August 31, 2019**

Staff report dated October 15, 2019 providing information on Disbursements for the month ended August 31, 2019.

703 ***Correspondence***

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

From the October 1, 2019 Closed Council Meeting

Item 04.01 Special Advisor to the CAO

Item 04.02 Interim Appointments to Public Art Steering Committee

Item 04.04 Social Housing Plan: Terms and Conditions of the Cooperative Housing Federation of BC and Community Land Trust Letter of Intent

R/2019-583

It was moved and seconded

That the "Items for Consent" agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

900 *CORRESPONDENCE*

1000 *BYLAWS*

Bylaws for Adoption

1001 **Maple Ridge Tax Exemption Bylaw No. 7568-2019**

A bylaw to exempt certain types of properties from municipal property taxation

Adoption

R/2019-584

It was moved and seconded

That Bylaw No. 7568-2019 be adopted.

CARRIED

Councillor Duncan - OPPOSED

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 **2019-071-RZ, 13084 236 Street, RS-2 to R-1**

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7579-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 7 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-199, along with the information required for a Subdivision application.

R/2019-585

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. 7579-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1102 2019-138-RZ 22238, 22242, 22246 AND 22286 Selkirk Avenue; 22245, 22251 and 22289 Loughheed Highway, PID 011-208-775, PID 011-208-848 and PID 011-280-856, C-3 and CS-1 to CD-1-19

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7561-2019 to rezone from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) to permit further future construction of two apartment buildings between six and twelve storeys including ground floor commercial and apartment units above 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/2019-586

It was moved and seconded

1. In respect of Section 4 75 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. 7561-2019 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 2019-295-RZ, 13144 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7580-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 3 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2019-587

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. 7580-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1104 2018-408-RZ, 13160 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 5 lot subdivision be given second reading as amended and be forwarded to Public Hearing.

R/2019-588

It was moved and seconded

- 1) 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. 7576-2019 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;

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. 7576-2019 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. 7576-2019 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. 7576-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7576-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7527-2019 as amended in the staff report, dated October 8, 2019, be given second reading, 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) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A - Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, Figure 4 - Trails/ Open Space;
 - iii) Road dedication on 236th Street as required;
 - iv) Park dedication as required, including construction of multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) Removal of existing building;
 - viii) 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.

CARRIED

1105 2018-249-RZ, 25180 108 Avenue, A-2 and RS-3 to RS-2 and A-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7517-2018 to rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agriculture) to permit a future subdivision of 3 lots be given second reading and be forwarded to Public Hearing.

R/2019-589

It was moved and seconded

1. That Zone Amending Bylaw No. 7517-2018 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) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of Restrictive Covenants for Slope Protection, Tree Protection, and Stormwater Management;
 - iv) Registration of a "No Build" Restrictive Covenant pertaining to the portion of the site that is within the Urban Reserve;
 - v) Registration with Fraser Health for septic disposal; and registration of a Restrictive Covenant for the protection of the septic field areas;
 - vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Duncan - OPPOSED

1106 2019-261-DVP, 12244 228 Street

Staff report dated October 8, 2019 recommending that Development Variance Permit 2019-261-DVP to relax the required location of a use providing access or egress driveway and to relax the required visual clearance at intersections be denied.

MAIN MOTION

R/2019-590

It was moved and seconded

That Development Variance Permit application 2019-261-DVP, respecting the property located at 12244 228 Street, be denied.

MOTION TO DEFER

R/2019-591

It was moved and seconded

That Development Variance Permit application 2019-261-DVP, respecting the property located at 12244 228 Street be deferred for a two week time period to allow staff to meet with the applicant.

MOTION TO DEFER CARRIED

1107 2019-011-DP, 22780 Lougheed Highway

Staff report dated October 8, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-011-DP to allow for external renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

R/2019-592

It was moved and seconded

That Development Variance Permit application 2019-261-DVP, respecting the property located at 12244 228 Street, be denied.

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***

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

Mayor Morden thanked and acknowledged Kelly Swift, the Acting Chief Administrative Officer for her service and commitment to the City.

1600 ***ADJOURNMENT*** – 8:37 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer