

City of Maple Ridge

COUNCIL MEETING MINUTES

October 27, 2020

The Minutes of the City Council Meeting held on October 27, 2020 at 7:02 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.

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| <i>PRESENT</i> | <i>Appointed Staff</i> |
| <i>Elected Officials</i> | A. Horsman, Chief Administrative Officer |
| Mayor M. Morden | D. Boag, General Manager Parks, Recreation & Culture |
| Councillor J. Dueck | C. Carter, General Manager Planning & Development Services |
| Councillor K. Duncan | C. Crabtree, General Manager Corporate Services |
| Councillor C. Meadus | D. Pollock, General Manager Engineering Services |
| Councillor G. Robson | S. Nichols, Corporate Officer |
| Councillor R. Svendsen | T. Thompson, Chief Financial Officer |
| Councillor A. Yousef | <i>Other Staff as Required</i> |
| | C. Goddard, Director of Planning |
| | A. Grochowich, Planner |
| | M. Orsetti, Director of Bylaw and Licensing |

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, Council members Councillor Yousef, Councillor Meadus, Councillor Duncan, and Councillor Robson participated electronically. The Mayor chaired the meeting from Council Chambers.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2020-420

It was moved and seconded

That the agenda of the Regular Council Meeting of October 27, 2020 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of October 13, 2020

R/2020-421

It was moved and seconded

That the minutes of the Regular Council Meeting of October 13, 2020 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701.1 Development Agreements Committee Meetings

- October 7, 2020
- October 14, 2020

701.2 Committees and Commissions of Council Meetings

- Advisory Design Panel – June 17, 2020 and July 22, 2020

702 **Reports**

702.1 Disbursements for the month ended September 30, 2020

Staff report dated October 27, 2020 providing information on disbursements for the month ended September 30, 2020.

703 **Correspondence** – Nil

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

705 **Recommendation to Receive Items on Consent**

R/2020-422

It was moved and seconded

That items on the “Items for Consent” agenda of the October 27, 2020 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

Note: Item 801 was forwarded from the September 29, 2020 Council Workshop

801 **Proposed Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020**

Addendum to the staff report dated September 29, 2020 recommending that Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020 to regulate prohibited construction and the maintenance of boulevards within the City of Maple Ridge be given first, second and third reading.

R/2020-423

Moved and seconded

That Boulevard Maintenance Bylaw No. 7666-2020 be given first, second and third readings.

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1004 are from the October 20, 2020 Public Hearing

Bylaws for Third Reading

1001 **2019-394-RZ, 20857 Golf Lane
Maple Ridge Zone Amending Bylaw No. 7611-2020**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately six (6) single family lots.

R/2020-424

Moved and seconded

That Zone Amending Bylaw No. 7611-2020 be given third reading.

CARRIED

- 1002 **2020-240-RZ, 510 - 20395 Loughheed Highway
Maple Ridge Zone Amending Bylaw No. 7669-2020**
To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.

R/2020-425

Moved and seconded

That Zone Amending Bylaw No. 7669-2020 be given third reading.

CARRIED

Councillor Duncan – OPPOSED

- 1003 **2018-498-RZ, 21640 124 Avenue
Maple Ridge Zone Amending Bylaw No. 7533-2019**
To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill). The current application is to permit a ground oriented, multi-family development of approximately three (3) units.

R/2020-426

Moved and seconded

That Zone Amending Bylaw No. 7533-2019 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

- 1004 **2020-217-RZ, 22000 Block (22625 and 22631 119 Avenue) and Portion of
22558 McIntosh Avenue
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.

R/2020-427

Moved and seconded

That Official Community Plan Amending Bylaw No. 7664-2020 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

1005 **2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue**

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019**

To amend the Silver Valley Area Plan Land Use Designation Map from Low/Medium Density Residential and Medium/High Density Residential to Medium Density Residential.

Note: The Corporate Officer advised that the description in the agenda was incorrect and read out the correct description as noted above.

R/2020-428

Moved and seconded

That Official Community Plan Amending Bylaw No. 7554-2019 be adopted.

CARRIED

1005.2 **Maple Ridge Zone Amending Bylaw No. 7547-2019**

To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.

R/2020-429

Moved and seconded

That Zone Amending Bylaw No. 7547-2019 be adopted.

CARRIED

1006 **2017-231-RZ, Supportive Recovery Housing**

Maple Ridge Zone Amending Bylaw No. 7651-2020

To permit and regulate Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building, and to provide a Density Bonus allowing a maximum of up to 10 residents per building for Supportive Recovery Housing and Transitional Housing classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

Staff responded to questions from Council.

R/2020-430

Moved and seconded

That Zone Amending Bylaw No. 7651-2020 be adopted.

DEFEATED

Councillor Duncan, Councillor Robson, Councillor Svendsen,
Councillor Yousef - OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2017-231-RZ, Assisted Living Residences in Residential Areas**

Staff report dated October 20, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7668-2020 to include all classes of Assisted Living Residences be given first and second reading and be forwarded to Public Hearing.

C. Goddard, Director of Planning and Development Services advised that the item is directly linked to the previous item “Zone Amending Bylaw No. 7651-2020” and requested that Council refer the item back to staff.

R/2020-431

Moved and seconded

That Item 1101 Staff report dated October 20, 2020 titled “Assisted Living Residences in Residential Areas, First and Second Reading, Zone Amending Bylaw No. 7668 - 2020” be referred back to staff.

CARRIED

1102 **2019-067-SD, 23250 Silver Valley Road and 23267 137 Avenue, 5% Money in Lieu of Parkland Dedication**

Staff report dated October 20, 2020 recommending that the owner of land proposed for subdivision at 23250 Silver Valley Road and 23257 137 Avenue be required to provide payment in lieu of parkland dedication.

R/2020-432

Moved and seconded

That pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 23250 Silver Valley Road and 23267 137 Avenue, under application 2019-067-SD, shall pay to the City of Maple Ridge an amount that is not less than \$77,500.00.

CARRIED

Engineering Services

1131 Award of Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain

Staff report dated October 20, 2020 recommending that Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain be awarded to WSP Canada Group Limited, that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

R/2020-433

Moved and seconded

That Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain, be awarded to WSP Canada Group Limited in the amount of \$194,438.00 excluding taxes; and

That a contingency of \$38,900.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the Contract.

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

There were no speakers present in person or virtually.

1500 MAYOR AND COUNCILLORS' REPORTS

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

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS

1700 *ADJOURNMENT* – 7:59 p.m.

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer