

***COUNCIL MEETING MINUTES***

November 10, 2020

The Minutes of the City Council Meeting held on November 10, 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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<b><i>PRESENT</i></b>	<b><i>Appointed Staff</i></b>
<b><i>Elected Officials</i></b>	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, Acting General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<b><i>Other Staff as Required</i></b>
	C. Goddard, Director of 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)

Note: Due to the COVID-19 pandemic, Council members Yousef, Robson and Duncan participated electronically. The Mayor chaired the meeting from Council Chambers.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

- Removal of Item 501

300 ***APPROVAL OF THE AGENDA***

R/2020-443

It was moved and seconded

That the agenda of the Regular Council Meeting of November 10, 2020 be amended to remove Item 501 and be adopted as amended.

CARRIED

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

401     Minutes of the Regular Council Meeting of October 27, 2020

R/2020-444

It was moved and seconded

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

CARRIED

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

Note:   Item 501 was withdrawn from the agenda

501     **Presentation of the Winner of the Chatbot Naming Contest**

600     ***DELEGATIONS*** - Nil

700     ***ITEMS ON CONSENT***

701     **Minutes**

701.1   Development Agreements Committee Meetings

- October 21, 2020
- October 28, 2020
- November 4, 2020

701.2   Committees and Commissions of Council Meetings

- Social Policy Advisory Committee – May 6, 2020
- Environmental Advisory Committee – May 13, 2020
- Community Heritage Commission – May 14, 2020
- Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness – June 18, 2020
- Agricultural Advisory Committee – June 25, 2020
- Transportation Advisory Committee – July 2, 2020
- Public Art Steering Committee – July 23, 2020
- Advisory Design Panel – September 16, 2020
- Agricultural Advisory Committee – September 24, 2020

702     Reports – Nil

703     Correspondence – Nil

704     Release of Items from Closed Council Status

*From the November 3, 2020 Closed Council Meeting*

Item 04.01 Virtual Office Assistant Name Selection Results - choice of the name Maple as the official name for the Maple Ridge Virtual Office Assistant

705     Recommendation to Receive Items on Consent

R/2020-445

It was moved and seconded

That items on the Consent Agenda of the November 10, 2020 Council Meeting be received into the record.

CARRIED

800     *UNFINISHED BUSINESS* – Nil

900     *CORRESPONDENCE* – Nil

1000    *BYLAWS*

Bylaws for Adoption

1001    **Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020**

To regulate prohibited construction and the maintenance of boulevards within the City of Maple Ridge

R/2020-446

Moved and seconded

That Boulevard Maintenance Bylaw No. 7666-2020 be adopted.

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/2020-447

Moved and seconded

That Zone Amending Bylaw No. 7669-2020 be adopted.

CARRIED

Councillor Duncan – OPPOSED

1100    ***REPORTS AND RECOMMENDATIONS***

***Planning and Development Services***

Note:    An addendum to Item 1101 providing additional information is included

1101    **2019-244-RZ, 12155 Edge Street, RM-2**

Staff report dated November 3, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7567-2019 to zone to RM-2 (Medium Density Apartment Residential) to permit a five storey, 209 market rental unit apartment building be given second reading and be forwarded to Public Hearing.

R/2020-448

Moved and seconded

- 1)    That Zone Amending Bylaw No. 7567-2019 be given second reading, and be forwarded to Public Hearing; and
- 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 Edge Street 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 Statutory Right-of-Way plan and agreement for a public walkway to the City's satisfaction;
  - v)    Arborist report reviewing the potential of retaining the stand of cedars located on the subject property's northern property line;
  - vi)   Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, Stormwater Management;

- vii) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that units will be restricted to residential rental units; and
- 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.

CARRIED

**1102 2018-325-RZ, 12581 243 Street, RS-3 to RS-2**

Staff report dated November 3, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7495 -2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future Subdivision of two lots be given second reading and be forwarded to Public Hearing.

R/2020-449

Moved and seconded

- 1) That Zone Amending Bylaw No. 7495-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Road dedication on 243 Street as required;
  - 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 a Restrictive Covenant for No Build/No Disturb for the protection of the Geotechnical Sensitive areas on the subject property;
  - iv) Registration of a Restrictive Covenant for the sanitary pump in the basement;
  - v) Registration of a Restrictive Covenant for Stormwater Management;
  - vi) Registration of a Restrictive Covenant detailing building design and landscaping requirement ensuring Wildfire protection of life and property within the Wildfire Development Permit Area;
  - vii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;

- 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

Councillor Duncan – OPPOSED

Engineering Services – Nil

Corporate Services - Nil

Parks, Recreation & Culture – Nil

Administration – Nil

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT**

Note: The Corporate Officer advised that the November 10, 2020 Council Agenda had listed reconsideration of Item 1006 for third reading and adoption but only the reconsideration of adoption is required.

1301 Reconsideration of the resolution recommended for Item 1006 2017-231-RZ, Supportive Housing, Maple Ridge Zone Amending Bylaw No. 7651-2020 whereby it was moved and seconded “That Zone Amending Bylaw No. 7651-2020 be adopted.” The motion was defeated at the October 27, 2020 Council Meeting.

Councillor Svendsen spoke to his decision to oppose the bylaw.

R/2020-450

Moved and seconded

**That the resolution to defeat Zone Amending Bylaw No. 7651-2020 be reconsidered.**

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef – OPPOSED

R/2020-451

Moved and seconded

**That Zone Amending Bylaw No. 7651-2020 be deferred back to staff to bring the Item back to Council Workshop on December 8, 2020.**

DEFEATED

Councillor Dueck, Councillor Duncan, Councillor Meadus, Councillor Svendsen, Councillor Yousef - OPPOSED

Councillor Svendsen requested clarification from staff relative to the process of deferral and what impact the deferral would have on the timing of adopting the bylaw.

R/2020-452

Moved and seconded

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

CARRIED

Councillor Duncan, Councillor Robson, Councillor Yousef – OPPOSED

Note: Councillor Robson left the meeting at 7:51 p.m. and did not return.

1400 ***PUBLIC QUESTION PERIOD***

There were no speakers.

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

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

The Mayor provided a video highlighting the work completed by Council during Q3.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil

1700 *ADJOURNMENT* – 8:05 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer