

City of Maple Ridge

COUNCIL MEETING MINUTES

January 26, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on January 26, 2021 at 7:00 p.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>	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 C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	<i>Other Staff as Required</i>
<i>ABSENT</i>	C. Goddard, Director of Planning
Councillor K. Duncan	J. Mickelborough, Director of Engineering

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, Councillor Robson and Councillor Yousef 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/2021-CM-020

It was moved and seconded

That the agenda of the Regular Council Meeting of January 26, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of January 12, 2021

R/2021-CM-021

It was moved and seconded

That the minutes of the Regular Council Meeting of January 12, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- January 13, 2021
- January 20, 2021

701.2 Committees and Commissions of Council Meetings

- Social Policy Advisory Committee – November 11, 2020
- Advisory Design Panel – November 18, 2020

702 **Reports**

702.1 **Disbursements for the month ended December 31, 2020**

Staff report dated January 26, 2021 providing information on disbursements of the month ended December 31, 2020

703 **Correspondence** – Nil

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

705 **Recommendation to Receive Items on Consent**

R/2021-CM-022

It was moved and seconded

That items on the Consent Agenda of the January 26, 2021 Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Items 1001 to 1005 are from the January 19, 2021 Public Hearing

Bylaws for Third Reading

1001 **2019-064-RZ, 11045 Cameron Court**

Maple Ridge 2019-064-RZ, 11045 Cameron Court

To rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Albion Area Density Bonus provision to allow the development of RS-1b (One Family Urban [Medium Density] Residential) sized single family lots of less than 2000m² and not less than 557m². The current application is to permit a future subdivision of six lots utilizing the Albion Area Density Bonus provisions.

R/2021-CM-023

Moved and seconded

That Zone Amending Bylaw No. 7551-2019 be given third reading.

CARRIED

1002 **2020-362-RZ, 11300 Pazarena Place**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020**

To re-designate the Urban Residential designated portion of the subject site to Commercial.

R/2021-CM-024

Moved and seconded

That Official Community Plan Amending Bylaw No. 7678-2020 be given third reading.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7679-2020

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning. The current application is to re-designate a portion of the subject site from Urban Residential to Commercial within the Official Community Plan and rezone this portion from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial).

R/2021-CM-025

Moved and seconded

That Zone Amending Bylaw No. 7679-2020 be given third reading.

CARRIED

1003 2018-243-RZ, 21963 Dewdney Trunk Road, an unaddressed lot on 220 Street and 12029 220 Street

Maple Ridge Zone Amending Bylaw No. 7484-2018

To rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential). The current application is to permit construction of approximately twelve (12) townhouse units.

R/2021-CM-026

Moved and seconded

That Zone Amending Bylaw No. 7484-2018 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1004 2020-389-RZ, Temporary Use Permits

Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020

To designate the entire City as a Temporary Use Permit Area, and thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

R/2021-CM-027

Moved and seconded

That Official Community Plan Amending Bylaw No. 7685-2020 be given third reading and be adopted.

CARRIED

- 1005 **2020-327-RZ, Removal of Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites
Maple Ridge Zone Amending Bylaw No. 7674-2020**
To remove the owner occupancy requirement for those properties on which secondary suites and detached garden suites may be located.

R/2021-CM-028

Moved and seconded

That Zone Amending Bylaw No. 7674-2020 be given third reading and be adopted.

CARRIED

Councillor Robson, Councillor Yousef – OPPOSED

Bylaws for Adoption

Note: Item 1006 was given first, second and third reading at the November 24, 2020 Council Meeting and was held for final reading in conjunction with Item 1005 Zone Amending Bylaw No. 7674-2020.

- 1006 **Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7675-2020**
To implement a Good Neighbour Agreement for property owners renting two or more rental units on the property.

R/2021-CM-029

Moved and seconded

That Business Licencing and Regulation Amending Bylaw No. 7675-2020 be adopted.

CARRIED

- 1007 **2018-093-RZ, 11780 Burnett Street**
Staff report dated January 26, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7485-2018

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the development of two single family residential lots.

R/2021-CM-030

Moved and seconded

That Zone Amending Bylaw No. 7485-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **Application Timeline Extension Consideration Due to COVID-19 Pandemic**

Staff report dated January 19, 2021 recommending that Clause 11 of the Development Procedures Bylaw No. 5879-1999 be waived for a period of one year for rezoning applications containing a zone amending bylaw granted third reading and due to expire in the year 2021 and that the normal inactive rezoning application fee be required upon each application's expiry date in 2021.

R/2020-CM-031

Moved and seconded

1. **That Clause 11 of the Development Procedures Bylaw No. 5879-1999 be waived for a period of one year between January 1, 2021 and December 1, 2021, for any rezoning applications containing a zone amending bylaw currently granted third reading and due to expire in the year 2021; and further**
2. **That the normal inactive rezoning application fee of \$678.00 be required upon the date of each application's expiry date in 2021.**

CARRIED

Councillor Robson – OPPOSED

1102 **2019-046-CP, Albion Area Plan Update (North East Albion)**

Staff report dated January 19, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7698-2021 to integrate the North East Albion Area Concept Plan into the Albion Area Plan be given first reading.

R/2021-CM-032

Moved and seconded

1. **That 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 Improvement 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 referral process, public open house, and early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public and Metro Vancouver to comment.

- 2. **That Official Community Plan Amending Bylaw No. 7698 - 2021 be given first reading.**

CARRIED

1103 2020-413-RZ, 10366 240 Street, RS-2 to RM-1

Staff report dated January 19, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7699-2021 to rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential) to permit construction of approximately 30 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-033

Moved and seconded

- 1. **That Zone Amending Bylaw No. 7699-2021 be given first reading; and**
- 2. **That the applicant provide further information as described on Schedules C, D, E, and G the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1104 2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road, RS-1 to C-3

Staff report dated January 19, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7690-2020 to rezone from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial), to permit future construction of a six storey mixed use commercial / residential apartment building with approximately 100 units, two levels of underground residential parking and commercial units on the ground floor be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

R/2021-CM-034

Moved and seconded

1. That Zone Amending Bylaw No. 7690-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

CARRIED

1105 2020-402-RZ, 20629 119 Avenue, Site Specific Text Amendment

Staff report dated January 19, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7697-2021 for a site-specific text amendment to the CS-1 (Service Commercial) zone to allow services limited to licensed health service providers to include on site chiropractic services be given first and second readings and be forwarded to Public Hearing.

MAIN MOTION

R/2021-CM-035

Moved and seconded

That Zone Amending Bylaw No. 7697-2021 be given first and second readings and forwarded to Public Hearing.

MOTION TO AMEND

R/2020-CM-036

Moved and seconded

That the text “forwarded to Public Hearing” be removed and replaced with the text “proceed to third reading and adoption.”

AMENDMENT CARRIED

Question on the Main Motion

The question was then called on the Main Motion as amended.

MAIN MOTION AS AMENDED

That Zone Amending Bylaw No. 7697-2021 be given first and second readings and proceed to third reading and adoption.

CARRIED AS AMENDED

1106 2018-448-RZ, 12061 Laity Street, Heritage Designation and Revitalization

Staff report dated January 19, 2021 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Bylaw No. 7532-2019 to provide heritage protection for the historic Gillespie Residence be given second reading as amended and be forwarded to Public Hearing.

R/2021-CM-037

Moved and seconded

- 1) That Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 7532- 2019 be given second reading, as amended, 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 a Restrictive Covenant for the stormwater management strategy on the subject property;
 - iv) 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.
 - v) Submission of a forfeitable security of \$25,000 for the relocation and conservation of the Gillespie Residence; and
 - vi) That a voluntary contribution, in the amount of \$8,200 (\$4,100 per unit), exempting the first courtyard housing unit and the Gillespie Residence, be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Engineering Services

1131 Latecomer Agreement LC 173/20

Staff report dated January 19, 2021 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 173/20 for property located at 22032 119 Avenue.

R/2021-CM-038

Moved and seconded

That the cost to provide the excess or extended services at 22032 119 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being developed; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 173/20 with the developer of the lands at 22032 119 Avenue.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture

1171 Award of Contract: ITT-PL20-11 Emergency Generator Supply and Installation at City of Maple Ridge Operations Centre

Staff report dated January 19, 2021 recommending that Contract ITT-PL20-11 Emergency Generator Supply and Installation at City of Maple Ridge Operations Centre be awarded to Glenco Electric Ltd., that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-039

Moved and seconded

That Contract ITT-PL20-11 Emergency Generator Supply and Installation at City of Maple Ridge Operations Centre be awarded to Glenco Electric Ltd. in the amount of \$390,500.00 plus taxes; and

That a contingency of \$79,000.00 be established for this project; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1172 COVID-19 Resilience Infrastructure Stream Grant Opportunity

Staff report dated January 19, 2021 recommending that an application for grant funding for the Albion Park Playground Replacement project be submitted through the Investing in Canada Infrastructure Program - COVID-19 Resilience Infrastructure Stream.

R/2021-CM-040

Moved and seconded

That staff be directed to submit an application for grant funding for the Albion Park Playground Replacement project through the Investing in Canada Infrastructure Program - COVID-19 Resilience Infrastructure Stream.

CARRIED

1173 Katie's Place Lease Renewal

Staff report dated January 19, 2021 recommending the renewal of the Katie's Place Domestic Animal Response and Education Society lease for a period of three years and that the Corporate Officer be authorized to execute the lease.

R/2021-CM-041

Moved and seconded

That the Katie's Place Domestic Animal Response and Education Society lease be renewed for a period of three years; and

That the Corporate Officer be authorized to execute the lease.

CARRIED

1174 Thornhill Community Association Hall Lease Renewal

Staff report dated January 19, 2021 recommending the renewal of the Thornhill Community Association Lease for the Thornhill Community Hall for a period of three years and that the Corporate Officer be authorized to execute the lease.

R/2021-CM-042

Moved and seconded

That the Thornhill Community Association lease for the Thornhill Community Hall be renewed for a period of three years; and

That the Corporate Officer be authorized to execute the lease.

CARRIED

Administration – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 ***PUBLIC QUESTION PERIOD*** – Nil

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** – Nil

1700 ***ADJOURNMENT*** – 7:29 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer