

City of Maple Ridge

Regular Council Meeting Minutes

January 31, 2023

The Minutes of the Regular Council Meeting held virtually and hosted in Council Chambers on January 31, 2023, at 7:00 pm at City Hall, 11995 Haney Place, Maple Ridge, BC for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie
Councillor J. Dueck
Councillor S. Schiller
Councillor J. Tan
Councillor A. Yousef

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager, Planning and Development Services
C. Crabtree, General Manager, Corporate Services
P. Hlavac-Winsor, General Counsel and Executive Director, Legal and Legislative Services
S. Labonne, General Manager, Parks, Recreation, and Culture
A. Nurvo, Deputy Corporate Officer
D. Pollock, General Manager, Engineering Services
T. Takahashi, Corporate Officer

ABSENT

Other staff as required

A. Dhillon, Committee Clerk
C. Goddard, Director of Planning
Z. Lifshiz, Director of Strategic Development, Communications, and Community Engagement
E. Murphy, Clerk 3
C. Nolan, Deputy Director of Finance
F. Smith, Director of Engineering
T. Westover, Director of Economic Development

Note: These Minutes and a video of the meeting are posted on the City's Web Site at <https://mapleridge.primegov.com/public/portal>

1. **CALL TO ORDER** – 7:00 pm
 - 1.1 Territory Acknowledgement

The Mayor provided the land acknowledgment.

2. **AMENDMENTS TO THE AGENDA** – Nil
3. **APPROVAL OF AGENDA**

R/2023-CM-010

Moved, seconded, and CARRIED

THAT the agenda for the January 31, 2023, Regular Council meeting be approved as circulated.

4. **ADOPTION OF MINUTES**

4.1 Minutes

R/2023-CM-011

Moved, seconded, and CARRIED

THAT the minutes of the following Council meetings be adopted as circulated:

- Special Council (to Close) – January 10, 2023;
- Special Council (to Close) – January 17, 2023;
- Regular Council – January 17, 2023;
- Special Council (to Close) – January 24, 2023; and
- Public Hearing – January 24, 2023.

5. **PRESENTATIONS AT THE REQUEST OF COUNCIL** – Nil

6. **DELEGATIONS**

6.1 Rob Thiessen

The delegation provided an update on the Emergency Weather Shelter program and responded to questions from Council.

7. **CONSENT AGENDA**

R/2023-CM-012

Moved, seconded, and CARRIED

THAT the recommendations contained in the following items on the Consent Agenda of January 31, 2023, be approved:

- 7.1 – Disbursements for the month ended December 31, 2022;
- 7.2 – 2022 Council Expenses for the month ended December 31, 2022;
- 7.3 – Development Agreements Committee Minutes; and
- 7.4 – Committee Appointments.

7.1 Disbursements for the month ended December 31, 2022

Staff report dated January 31, 2023, providing information regarding disbursements for the month ended December 31, 2022.

Recommendation adopted on Consent:

THAT the disbursements as listed below for the month ended December 31, 2022, be received for information:

| | |
|---------------|---------------------|
| General | \$18,173,918 |
| Payroll | \$3,838,849 |
| Purchase Card | \$ 159,238 |
| | <u>\$22,172,005</u> |

7.2 2022 Council Expenses for the month ended December 31, 2022

Staff report dated January 31, 2023, providing information regarding Council expenses recorded to December 31, 2022.

Recommendation adopted on Consent:

THAT the 2022 Council expenses recorded to December 31, 2022, be received for information.

7.3 Development Agreements Committee Minutes

Recommendation adopted on Consent:

THAT the Development Agreements Committee minutes of the following dates be received for information:

- January 18, 2023;
- January 20, 2023; and
- January 25, 2023.

7.4 Committee Appointments

Recommendation adopted on Consent:

THAT the following appointments released from the Closed Council meeting held on January 24, 2023 be received into the record:

Agricultural Advisory Committee

- Ali Di Giovanni, Member at Large (January 1, 2023–December 31, 2024); and
- Bhupinder Johar, Member at Large (January 1, 2023–December 31, 2023);

Economic Development Committee

- Mehdi Vezvaei, Member at Large (January 1, 2023–December 31, 2024);

Environmental Advisory Committee

- Bill Hardy, Member at Large (January 1, 2023–December 31, 2024);
- Janice Jarvis, Environmental Professional (January 1, 2023–December 31, 2024);
- and
- Marian Schwaiger, Member at Large (January 1, 2023 – December 31, 2024);

Municipal Advisory Committee on Accessibility and Inclusiveness

- Jenn Boone, Member at Large (January 1, 2023–December 31, 2024); and
- Jenna Christianson-Barker, Member at Large (January 1, 2023–December 31, 2023);

Public Art Steering Committee

- Gina Rubin Le Blanc, Artist (January 1, 2023–December 31, 2024);

Parks, Recreation, and Culture Advisory Committee

- Carolyn Gosling, Member at Large (January 1, 2023–December 31, 2024);
- Miranda Carpenter, Member at Large (January 1, 2023–December 31, 2024); and
- Ryan Svendsen, Member at Large (January 1, 2023–December 31, 2024);

Social Policy Advisory Committee

- Ashley Isaac, Member at Large (January 1, 2023–December 31, 2023);
- Bodil Geyer, Member at Large (January 1, 2023–December 31, 2024); and
- Terri Anne Gibson, Member at Large (January 1, 2023–December 31, 2024); and

Transportation Advisory Committee

- Ashley van der Pauw Kraan, Member at Large (January 1, 2023–December 31, 2024); and
- Trish Coft, Member at Large (January 1, 2023–December 31, 2024).

8. ***UNFINISHED BUSINESS*** – Nil

9. ***BYLAWS***

Note: Items 9.1-9.4 are from the Public Hearing of January 24, 2023.

9.1 ***THIRD READING – 2016-202-RZ, 20556 Dewdney Trunk Road, RS-1 to CD-2-21***

To permit the rezoning to allow the future construction of four mixed-use buildings with approximately 296 rental residential units and 280 market residential units.

Zone Amending Bylaw No. 7309-2017

To introduce the CD-2-21 (Comprehensive Development) zone; and to rezone the subject property from RS-1 (One Family Urban Residential) to CD-2-21 (Comprehensive Development).

R/2023-CM-013

Moved, seconded, and CARRIED

THAT Zone Amending Bylaw No. 7309-2017 be given third reading.

9.2 ***THIRD READING – 2021-104-RZ, St. Anne Avenue, RS-1***

To permit the rezoning to allow the future construction of a five-storey apartment building with 20 residential units.

Official Community Plan Amending Bylaw No 7896-2022

To amend Policy 3.38 to allow a maximum six (6) storey building height for Low-Rise Multi-Family Apartment, Commercial, and Mixed-Use in Port Haney.

Zone Amending Bylaw No. 7720-2021

To amend the RM-2 (Medium Density Apartment Residential) zone to allow a maximum building height for principal building and principal structures of 22.0 metres or six (6) storeys in the Port Haney and Fraser River Waterfront Area; and to rezone the subject property from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

R/2023-CM-014

Moved, seconded, and CARRIED

1. **THAT Official Community Plan Amending Bylaw No. 7896-2022 be given third reading; and**
2. **THAT Zone Amending Bylaw No. 7720-2021 be given third reading.**

9.3 THIRD READING – 2021-233-RZ, 20383 Ospring Street, RS-1 to R-1

To permit the rezoning to allow a future two-lot subdivision.

Zone Amending Bylaw No. 7785-2021

To rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential).

R/2023-CM-015

Moved, seconded, and CARRIED

THAT Zone Amending Bylaw No. 7785-2021 be given third reading.

9.4 THIRD READING AND ADOPTION – 2022-304-RZ, 20644 Dewdney Trunk Road

To permit a Group Child Care Centre at the subject property.

Zone Amending Bylaw No. 7898-2022

To allow a Group Child Care Centre use at the subject property

R/2023-CM-016

Moved, seconded, and CARRIED

- 1. THAT Zone Amending Bylaw No. 7898-2022 be given third reading; and**
- 2. THAT Zone Amending Bylaw No. 7898-2022 be now adopted.**

10. COMMITTEE REPORTS AND RECOMMENDATIONS

10.1 2017-548-RZ, 12313 McNutt Road, RS-3 to RS-2

Staff report dated January 24, 2023, recommending that Zone Amending Bylaw No. 7433-2018, to rezone the property at 12313 McNutt Road from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of approximately two lots, be given second reading and forward to Public Hearing.

R/2023-CM-017

Moved, seconded, and CARRIED

- 1. THAT Zone Amending Bylaw No. 7433-2018 be given second reading and forwarded to Public Hearing; and further**
- 2. THAT the following terms and conditions be met prior to final reading;**
 - i. registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;**
 - ii. the registration of a Restrictive Covenant for the protection of the septic field areas;**
 - iii. 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**
 - iv. a voluntary contribution, in the amount of \$7,100 (\$7,100/lot), 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.**

10.2 2018-132-RZ, 12121 232 Street, RS-3 to R-1

Staff report dated January 24, 2023, recommending that Zone Amending Bylaw No. 7491-2018, to rezone the property located at 12121 232 Street from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create three single-family residential lots, be given second reading as amended and forwarded to Public Hearing.

R/2023-CM-018

Moved, seconded, and CARRIED

- 1. THAT Zone Amending Bylaw No. 7491-2018 be given second reading as amended, and 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. road dedication on 232 Street as required;**
 - iii. road dedication on a municipal lane as required;**
 - iv. registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;**
 - v. registration of a Statutory Right-of-Way plan and agreement for the southern end of the lane to accommodate a temporary turnaround, which will measure 6 meters by 6 meters;**
 - vi. dedication of 3.0 meters of land running parallel to the northernmost lot line for a walkway;**
 - vii. registration of a 2.55-meter-wide Statutory Right-Of-Way plan and agreement for sanitary and storm adjacent to the southern boundary of the walkway dedication, in place of the existing SROW for sanitary and storm;**
 - viii. registration of a Restrictive Covenant for Tree Protection and Stormwater Management;**
 - ix. removal of existing building(s);**
 - x. 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**
 - xi. a voluntary contribution, in the amount of \$21,300.00 (\$7,100.00 per lot), 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.**

10.3 2022-195-RZ, 24340 and 24360 102 Avenue, RS-3 to R-3

Staff report dated January 24, 2023, recommending that Zone Amending Bylaw No. 7903-2023, to rezone the properties located at 24340 and 24360 102 Avenue from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of approximately five single-family lots, be given first reading and that the applicant provide further information as outlined in the report.

R/2023-CM-019

Moved, seconded, and CARRIED

- 1. THAT Zone Amending Bylaw No. 7903-2023 be given first reading; and further**
- 2. THAT the applicant provides further information as described on Schedules B, 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.**

10.4 2022-311-DVP, 22977 116 Avenue

Staff report dated January 24, 2023, recommending that Development Variance Permit 2022-311-DVP respecting property located at 22977 116 Avenue, to increase the permitted fence height to 1.5m (5.0ft) for the portion of fencing along the Lougheed Highway to address resident's concerns on noise, privacy, and security, be denied.

R/2023-CM-020

Moved, seconded, and CARRIED

THAT Development Variance Permit 2022-311-DVP respecting property located at 22977 116 Avenue be approved.

11. STAFF REPORTS

11.1 2023 Council Meeting Calendar Update

Staff report dated January 31, 2023, recommending that the 2023 Council Meeting Schedule be amended to include a Regular Council meeting on March 7, and that Business Planning be rescheduled to March 27 and 29, 2023.

R/2023-CM-021

Moved, seconded, and CARRIED

THAT the 2023 Council Meeting Schedule be amended to include the following:

- Regular Council meeting scheduled on March 7, 2023; and**
- Business Planning rescheduled to March 27 and 29, 2023.**

12. OTHER MATTERS DEEMED EXPEDIENT – Nil

13. PUBLIC QUESTION PERIOD

No members of the public provided comments to Council.

14. MAYOR AND COUNCILLORS' REPORTS

Mayor and Council reported on various events and activities.

15. ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

16. ***ADJOURNMENT*** – 8:01 pm

D. Ruimy, Mayor

Certified Correct:

T. Takahashi, Corporate Officer