

City of Maple Ridge

Regular Council Meeting Minutes

April 25, 2023

The Minutes of the Regular Council Meeting held virtually and hosted in Council Chambers on April 25, 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/Acting Corporate Officer
S. Labonne, General Manager, Parks, Recreation, and Culture
A. Nurvo, Deputy Corporate Officer
D. Pollock, General Manager, Engineering Services

ABSENT

Other staff as required

M. Adams, Director of Bylaw, Licensing and Community Safety
C. Goddard, Director of Planning
Z. Lifshiz, Director of Strategic Development, Communications, and Community Engagement
C. Howes, Clerk 3
M. McMullen, Manager of Development and Environmental Services
E. Murphy, Clerk 3
D. Olivieri, Manager of Corporate Planning and Consultation
F. Smith, Director of Engineering
T. Thompson, Director of Finance
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**
 - 2.1 Amendments to the Agenda

R/2023-CM-065

Moved, seconded, and CARRIED

THAT the agenda for the April 25, 2023, Regular Council meeting be amended to add a Notice of Motion as item 15.1.

3. **APPROVAL OF AGENDA**

3.1 Approval of the Agenda

R/2023-CM-066

Moved, seconded, and CARRIED

THAT the agenda for the April 25, 2023, Regular Council meeting be approved as amended.

4. **ADOPTION OF MINUTES**

4.1 Minutes

R/2023-CM-067

Moved, seconded, and CARRIED

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

- Regular Council – March 28, 2023
- Special Council (to Close) – March 28, 2023
- Special Council (to Close) – April 18, 2023
- Report of Public Hearing – April 18, 2023

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

6. **DELEGATIONS**

6.1 New Westminster & District Labour Council – Day of Mourning

Presentation by Barbara Owens and Mike Mankwald on Day of Mourning 2023 theme; Know your rights; Use the tools; Defend our wins, along with up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

6.2 Ridge Meadows Cricket Association

Presentation by Dr. Deepu George to discuss long term partnership with the City of Maple Ridge/Parks & Recreation, Selvey Park allotment, and a possible second cricket ground.

6.3 Brian Pusic

To discuss concerns regarding the connection of 239 Street to Kanaka Way and the obstruction this will cause.

7. **CONSENT AGENDA**

R/2023-CM-068

Moved, seconded, and CARRIED

THAT the items contained in the April 25, 2023, Regular Council Consent Agenda, with the exception of item 7.5, be received into the record.

7.1 Development Agreements Committee Minutes

- March 29, 2023
- April 5, 2023

7.2 2023 Council Expenses

Staff report dated April 25, 2023, listing Council expenses recorded to March 31, 2023.

7.3 Disbursements for the month ended March 31, 2023

Staff report dated April 25, 2023, providing information on disbursements for the month ended March 31, 2023.

7.4 Festival Grant Program Allocations – Intake One 2023

Staff report dated April 25, 2023, outlining funding allocation for festivals for Intake One of 2023.

7.6 Petition – Completion and Connection of a Road from Harris Drive to 239 Street

Staff report dated April 25, 2023, providing background on Council policy 3.13 petition to Council and the submitted petition.

R/2023-CM-069

Moved, seconded, and CARRIED

THAT the following item contained in the April 25, 2023, Regular Council Consent Agenda be received into the record.

7.5 Petition – Building of 52 townhomes on 236th Street/Dewdney Trunk Road; 16 Townhomes on 23682 Dewdney Trunk Road

Staff report dated April 25, 2023, providing background on Council policy 3.13 petition to Council and the submitted petition.

8. **UNFINISHED BUSINESS** – Nil

9. **BYLAWS**

Note: Items 9.1 and 9.2 are from the Public Hearing of April 18, 2023

9.1 THIRD READING: 2020-296-RZ, 10420 and 10456 240 Street and 24027 104 Avenue, RS-2 to RM-1

The subject application is to permit the rezoning to allow a future construction of a 64 unit townhouse complex and dedicated conservation area.

Official Community Plan Amending Bylaw No. 7916-2023

To redesignate the subject properties from Low/Medium Density Residential to Conservation.

Zone Amending Bylaw No. 7683-2020

To rezone the subject property from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential).

R/2023-CM-070

Moved, seconded, and CARRIED

- 1. THAT Official Community Plan Amending Bylaw No. 7916-2023 be given third reading; and**
- 2. THAT Zone Amending Bylaw No. 7683-2020 be given third reading.**

9.2 THIRD READING: 2019-091-RZ, 21585 River Road, RS-1 to RM-1

The subject application is to permit the rezoning to allow the future construction of a 4 unit courtyard residential complex.

Zone Amending Bylaw No. 7541-2019

To rezone the subject properties from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).

R/2023-CM-071

Moved, seconded, and CARRIED

THAT Zone Amending Bylaw No. 7541-2019 be given third reading.

With Councillor Schiller opposed

10. COMMITTEE REPORTS AND RECOMMENDATIONS

10.1 2022-439-RZ, 11235 243B Street, RS-2 to RS-1b

Staff report dated April 18, 2023, recommending that Zone Amending Bylaw No. 7919-2023, to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) using the Albion Density Bonus, to permit a future subdivision of approximately three R-1 (Single Detached Low Density Urban Residential) sized lots, be given first reading and that the applicant provide further information as outlined in the report.

Note: Councillor Yousef left the meeting at 7:52 pm and returned at 7:54 pm and was absent during the vote on item 10.1.

R/2023-CM-072

Moved, seconded, and CARRIED

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 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;

- 2. That Zone Amending Bylaw No. 7919-2023 be given first reading; and further**
- 3. That the applicant provide further information as described on Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application**

10.2 2020-432-RZ, 12211 and 12229 228 Street, RS-1 to RM-1

Staff report dated April 18, 2023, recommending that Zone Amending Bylaw No. 7713-2021, to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 17 dwelling units, be given second reading and be forwarded to Public Hearing.

R/2023-CM-073

Moved, seconded, and CARRIED

1. That Zone Amending Bylaw No. 7713-2021 be given second reading, and be 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 228 Street as required;
 - iii. Consolidation of the subject properties;
 - iv. Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - v. Registration of a Restrictive Covenant for Stormwater Management;
 - vi. Removal of existing building(s);
 - vii. 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. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - viii. That a voluntary contribution, in the amount of \$69,700.00 (\$4,100.00/unit), 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 2021-530-RZ, 11410 207 Street, RS-1 to RT-2

Staff report dated April 18, 2023, recommending that Zone Amending Bylaw No. 7816-2021, to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a fourplex, be given second reading and be forwarded to Public Hearing.

R/2023-CM-074

Moved, seconded, and CARRIED

1. That Zone Amending Bylaw No. 7816-2021 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. Road dedication on the lane and corner truncation 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 Restrictive Covenant for Stormwater Management;
 - v. Registration of a Restrictive Covenant prohibiting secondary suites;
 - vi. Removal of existing building;

- vii. 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. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii. That a voluntary contribution, in the amount of \$22,800.00 (\$5,700.00/unit), 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.

10.4 2023-031-VP, 22488 129 Avenue, Development Variance Permit

Staff report dated April 18, 2023, recommending that the Corporate Officer be authorized to sign and seal the Development Variance Permit, to vary the rear yard and eastern interior side setbacks, for the subject property.

The Corporate Officer advised that 12 pieces of correspondences were mailed out and no correspondence was received in response.

R/2023-CM-075

Moved, seconded, and CARRIED

That the Corporate Officer be authorized to sign and seal 2023-031-VP respecting property located at 22488 129 Avenue.

10.5 2023-2027 Financial Plan Bylaw

Staff report dated April 18, 2023, recommending that the 2023-2027 Financial Plan Bylaw No. 7926-2023 be given first, second, and third readings.

R/2023-CM-076

Moved, seconded, and CARRIED

That the 2023-2027 Financial Plan Bylaw No. 7926-2023 be given first, second and third readings.

10.6 2023 Property Tax Rates Bylaw

Staff report dated April 18, 2023, recommending that the 2023 Property Tax Rates Bylaw No. 7927-2023 be given first, second, and third readings.

R/2023-CM-077

Moved, seconded, and CARRIED

That 2023 Property Tax Rates Bylaw No. 7927-2023 be given first, second and third readings.

10.7 Albion and Maple Ridge Road Dyking Districts 2023 Tax Rates Bylaws

Staff report dated April 18, 2023, recommending that Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7923-2023 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7924-2023, be given first, second, and third readings.

R/2023-CM-078

Moved, seconded, and CARRIED

That Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7923-2023 be given first, second, and third readings; and

That Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7924-2023 be given first, second and third readings

10.8 Inter Municipal TNS Business Licence Agreement Bylaw No. 7918-2023 and Inter Municipal TNS Business Licence Bylaw No. 7917-2023

Staff report dated April 18, 2023, recommending that Inter Municipal TNS Business Bylaw No. 7623-2020 and Inter Municipal Licence Agreement Bylaw No. 7622-2020 be repealed in their entities and that Inter Municipal TNS Business Licence Agreement Bylaw No. 7918-2023 and Inter Municipal TNS Business Licence Bylaw No. 7917-2023 be given first, second and third readings.

R/2023-CM-079

Moved, seconded, and CARRIED

1. **That Inter Municipal TNS Business Licence Bylaw No. 7623-2020 be repealed in its entirety;**
2. **That Inter Municipal TNS Business Licence Agreement Bylaw No. 7622-2020 be repealed in its entirety;**
3. **That Inter Municipal TNS Business Licence Agreement Bylaw No. 7918-2023 be given first, second and third reading; and**
4. **That Inter Municipal TNS Business Licence Bylaw No. 7917-2023 be given first, second and third reading.**

11. **STAFF REPORTS**

11.1 E-Comm Board of Directors Designate – 2023-2024 Term

Staff report dated April 25, 2023, recommending that the City of Maple Ridge nominate Dan Ruimy to serve as nominee of the Designated Group of Members in subsection 4.2.1.5 of the Members' Agreement (Fourth Restatement) Amended as at July 1, 2021, to the Board of Directors of E-Comm Emergency Communications for British Columbia Inc. (the "Board") for the 2023-2024 term, such Board to be elected by the E-Comm shareholders at the June 22, 2023, Annual General Meeting. #

#

R/2023-CM-080

Moved, seconded, and CARRIED

That the City of Maple Ridge nominate Mayor Dan Ruimy to serve as nominee of the Designated Group of Members in subsection 4.2.1.5 of the Members' Agreement (Fourth Restatement) Amended as at July 1, 2021, to the Board of Directors of E-Comm Emergency Communications for British Columbia Inc. (the "Board") for the 2023-2024 term, such Board to be elected by the E-Comm shareholders at the June 22, 2023 Annual General Meeting.

12. **OTHER MATTERS DEEMED EXPEDIENT** – Nil

13. **PUBLIC QUESTION PERIOD**

No members of the public provided any comments or questions 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**

Councillor Yousef read the following Notice of Motion, which will be added to the next Regular Council meeting agenda for consideration:

“Considering the safety of our community, specifically families, youth, and children, and the rampant open drug use in municipal parks and public spaces;

Be it resolved that the City of Maple Ridge enact a prohibition of illicit drug use in all city parks and outdoor public gathering spaces.”

16. **ADJOURNMENT** – 8:18 pm

D. Ruimy, Mayor

Certified Correct:

P. Hlavac-Winsor, Acting Corporate Officer