

CITY OF MAPLE RIDGE
REGULAR COUNCIL MEETING MINUTES

JULY 23, 2024

The Minutes of the Regular Council Meeting held virtually and hosted in Council Chambers on July 23, 2024, 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 (Virtual)
Councillor O. Dozie
Councillor J. Dueck
Councillor S. Schiller
Councillor A. Yousef

ABSENT

Councillor J. Tan

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Mushata, Corporate Officer
T. Thompson, Director of Finance

Other staff as required

M. Best, Interim Director of Planning
C. Bevacqua, Clerk 3
S. Faltas, Director of Engineering
A. Grochowich, Manager of Community Planning
J. Kim, Computer Support Specialist and Consultation
Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement
M. McMullen, Manager of Development & Environmental Services
D. Olivieri, Manager of Corporate Planning and Consultation
V. Richmond, Director of Parks & Facilities
T. Westover, Director 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 acknowledgement.

2. **AMENDMENTS TO THE AGENDA** - Nil

3. **APPROVAL OF AGENDA**

3.1. Approval of the Agenda

R/2024-CM-131

Moved and seconded

That the agenda for the July 23, 2024, Regular Council meeting be approved as circulated.

CARRIED

4. **ADOPTION OF MINUTES**

4.1. Minutes

R/2024-CM-132

Moved and seconded

That the following minutes be adopted as circulated:

- **Special (to Close) Meeting – July 9, 2024**
- **Regular Council Meeting – July 9, 2024**
- **Report of Public Hearing – July 16, 2024**

CARRIED

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

6. **DELEGATIONS**

6.1 Ridge Meadows Burrards Lacrosse – U11B Allstar Team - 2024 Jack Crosby Tournament Tier 3 Division Champions

Presentation from Sasha Passaglia, Ridge Meadows Burrards Lacrosse

7. **CONSENT AGENDA**

R/2024-CM-133

Moved and seconded

That the information contained in the following on the July 23, 2024 Regular Council Consent Agenda be received into record.

CARRIED

7.1 Disbursements for the month ended June 30, 2024

Staff report dated July 23, 2024, disbursements summary for the month ended June 30, 2024

7.2 2024 Council Expenses

Staff report dated July 23, 2024, Council expenses recorded to June 30, 2024.

8. **UNFINISHED BUSINESS** – Nil

9. **BYLAWS**

9.1 2021-352-RZ, 23613 132 Avenue, RS-2 to RM-1

To permit the future construction of 18 townhomes.

R/2024-CM-134

Moved and seconded

1. **That Zone Amending Bylaw No. 7787-2021 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 at the intersection of 132 Avenue and 236 Street as required by design;**
 - iii. **Consolidation of the subject properties;**
 - iv. **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
 - v. **Removal of existing building(s);**
 - vi. **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.**
 - vii. **That a voluntary contribution, in the amount of \$133,200.00 (\$7,400.00/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**

CARRIED

9.2 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category), Official Community Plan Amending Bylaw No. 7734-2021 (Policy) and 7735-2021 (Land Use Designation)

To implement the Yennadon Lands Concept Plan into the Official Community Plan for a future boutique employment park.

R/2024-CM-135

Moved and seconded

That Official Community Plan Amending Bylaw No. 7734-2021 be adopted;

R/2024-CM-136

Moved and seconded

That Official Community Plan Amending Bylaw No. 7735-2021 be adopted.

CARRIED

10. **COMMITTEE REPORTS AND RECOMMENDATIONS**

10.1 Demolition Requirement In-Stream Rezoning Applications

To remove the requirement to demolish existing dwellings prior to rezoning adoption of in-stream applications.

R/2024-CM-137

Moved and Seconded

That Council authorize the Director of Planning to waive the rezoning requirement for removing existing dwellings before the adoption of the rezoning bylaw for the 16 in-stream applications, as of July 2, 2024, affected by the SSMUH legislation, except in cases where the subject property is actively violating bylaws or is deemed unsightly or a nuisance.

CARRIED

10.2 2024-155-VP, 11300 Pazarena Place, Development Variance Permit

To increase the fence height for a daycare play area associated with the commercial/residential building nearing completion.

R/2024-CM-138

Moved and Seconded

That the Corporate Officer be authorized to sign and seal 2024-155-VP respecting property located at 11300 Pazarena Place.

CARRIED

10.3 Urban Forest Management Strategy – Final

The Urban Forest Management Strategy has been developed using input from staff, Council and community engagement. The Urban Forest Management System consists of 4 key goals, 10 strategies, and 59 detailed action items to achieve the target of a 40% tree canopy coverage within the urban area by 2045.

R/2024-CM-139

Moved and Seconded

That the Urban Forest Management Strategy be endorsed in principle.

CARRIED

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

16. **ADJOURNMENT** – 7:54 pm



D. Ruimy, Mayor

Certified Correct:



C. Mushata, Corporate Officer

10.4 The Patch Brewery Liquor License Lounge Endorsement

Application for a brewery lounge endorsement as an amendment to the existing manufacturer's license to allow onsite alcohol sales and consumption from 9:00 am to 10:00 pm Monday to Sunday.

R/2024-CM-140

Moved and Seconded

1. That the application for a brewery lounge endorsement, as an amendment to their manufacturer license, by The Patch Brewery Inc. located at 12745 Laity Street, Maple Ridge, be supported based on the information contained in the Council report dated July 16, 2024.

2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

11. **STAFF REPORTS**

11.1 2024 Strategic Work Plan – Quarterly Report Q2 2024

Staff report dated July 23, 2024, providing an overview of initiatives being implemented to advance Council's Strategic Plan.

The Manager of Corporate Planning and Consultation gave a brief verbal presentation and questions of Council.

R/2024-CM-141

Moved and Seconded

That Council receive the Quarterly Report-Q2 2024 for information.

CARRIED

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

13. **PUBLIC QUESTION PERIOD**

One member of the public participated in public question period.

14. **MAYOR AND COUNCILLORS' REPORTS**

Mayor and Council provided an update on their participation in recent community events.