



REGULAR COUNCIL MEETING MINUTES

September 10, 2024, 7:00 p.m.
Council Chambers
City Hall, 11995 Haney Place

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

Staff Present: S. Hartman, Chief Administrative Officer
C. Mushata, Director of Legislative Services and Corporate Officer
C. Howes, Deputy Corporate Officer
C. Bevacqua, Clerk 3
M. Best, Acting Manager of Development & Environmental Services
S. Faltas, Director of Engineering
A. Grochowich, Manager of Community Planning
Z. Lifshiz, Director of Strategic Development, Communications and Public Engagement
C. Nolan, Deputy Director of Finance
C. Martin, Director of Recreation Services
M. Lewis, Executive Director of Human Resources
J. Stiver, Director of Building, Development and Planning
C. Balatti, Manager of Special Projects

1. CALL TO ORDER

7:15 pm

1.1 Territory Acknowledgement

The City of Maple Ridge carries out its business on the traditional and unceded territories of the Katzie (q̓ičəy̓) First Nation and the Kwantlen (q'w̓a:ḥ̓'əḥ) First Nation.

2. AMENDMENTS TO THE AGENDA

3. APPROVAL OF AGENDA

Regular Council Agenda - September 10, 2024

R/2024-CM-142

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT the September 10, 2024 Regular Council Agenda be approved as circulated.

CARRIED

4. ADOPTION OF MINUTES

Special Council Meeting - July 30, 2024.

R/2024-CM-143

Moved by: Councillor Dozie

Seconded by: Councillor Yousef

THAT the Special Council Meeting Minutes of July 30, 2024 be adopted as circulated.

CARRIED

5. PRESENTATIONS AT THE REQUEST OF COUNCIL

5.1 BC Summer Games Athlete Recognition

Certificate presentations to honour the outstanding performance of our hometown athletes at the BC Summer Games.

6. DELEGATIONS

7. CONSENT AGENDA

Items to be received into record.

Councillor Dueck requests to have item# 7.4 removed from the Consent Agenda for discussion.

R/2024-CM-144

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT the items contained in the September 10, 2024 Regular Council Consent Agenda be received into the record with the exception of item #7.4

CARRIED

7.1 City of Campbell River – Letter to Premier David Eby - Urgent Request for Provincial Support in Addressing Homelessness in Campbell River

Correspondence dated August 26, 2024, from Kermit Dahl, Mayor of Campbell River

7.2 ForestryWorksforBC

Correspondence dated July 29, 2024, to introduce the ForestryWorksforBC campaign.

7.3 Disbursements for the month ended July 31, 2024

Staff report dated September 10, 2024, with disbursements summary for the month ended July 31, 2024.

7.4 Council Expenses July 2024

Staff report dated September 10, 2024, with Council expenses recorded to July 31, 2024.

R/2024-CM-145

Moved by: Councillor Yousef

Seconded by: Councillor Dozie

THAT Council receive item #7.4 of the September 10, 2024 Consent Agenda into the record.

CARRIED

8. UNFINISHED BUSINESS

9. BYLAWS

9.1 2024-194-RZ, Housekeeping Amendments to Zoning Bylaw 7600-2019

To provide Housekeeping Amendments to Zoning Bylaw 7600-2019.

R/2024-CM-146

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT Zone Amending Bylaw No. 8006-2024 be given first and second readings; and

THAT a Public Hearing for Zone Amending Bylaw No. 8006-2024 be waived in accordance with the Local Government Act Section 464(2).

CARRIED

9.2 2023-427-RZ, 24177 112 Avenue, RS-3 to RS-1b

To rezone 24177 112 Avenue from the RS-3 (Single Detached Rural Residential) to the RS-1b (Single Detached (Medium Density) Residential) zone utilizing the Albion Density Bonus to allow a future subdivision of four residential R-1 sized lots and Park-Conservation lands which will be dedicated to the City.

Councillor Yousef declared a conflict on this item. (In a temporary contractual agreement with the applicant.)

Councillor A. Yousef left the meeting at 7:30 pm.

R/2024-CM-147

Moved by: Councillor Dozie

Seconded by: Councillor Schiller

1. THAT Zone Amending Bylaw No. 8007-2024 be given first, second and third readings with no Public Hearing held, in accordance with the Local Government Act, Section 464(3) [public hearing prohibited]; and further
2. THAT the following terms and conditions be met prior to final reading:
 - a. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - b. Road dedication on 112 Avenue as required;
 - c. Park-Conservation dedication as a fee simple lot transferred to the City as required and removal of all debris and garbage from lands;
 - d. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - e. Registration of a Restrictive Covenant for Tree Protection;
 - f. Removal of existing buildings;
 - g. 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;
 - h. That a voluntary contribution, in the amount of \$27,600 (\$9,200/newly created 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; and
 - i. That a Density Bonus payment, in the amount of \$12,400 (\$3,100 per lot), be provided.

Conflict (1): Councillor Yousef

CARRIED

9.3 2021-055-RZ, 25443 Bosonworth Avenue, RS-3 to RS-2

To rezone from the RS-3 (Single Detached Rural Residential) zone to the RS-2 (Single Detached Suburban Residential) zone to permit a future two-lot subdivision.

Councillor A. Yousef left the meeting at 7:32 pm.

R/2024-CM-148

Moved by: Councillor Dozie

Seconded by: Councillor Dueck

THAT Zone Amending Bylaw No. 7804-2021 be adopted.

Absent (1): Councillor Yousef

CARRIED

9.4 2019-255-RZ Final Reading Report

To rezone the subject properties from RS-1 (Single Detached Residential) to CD-6-21(Medium Density Mixed Use Rental and Market Apartment Residential) zone, as amended, based on RM-2 zone, to accommodate an eight-storey rental apartment building with 106 rental residential units and a proposed group childcare facility accommodating approximately 47 children.

The Interim Director of Planning answered questions of Council.

Councillor A. Yousef joined the meeting at 7:33 pm.

R/2024-CM-149

Moved by: Councillor Schiller

Seconded by: Councillor Yousef

THAT Official Community Plan Amending Bylaw No. 7803-2021 be adopted;

CARRIED

R/2024-CM-150

Moved by: Councillor Yousef

Seconded by: Councillor Dozie

THAT Zone Amending Bylaw No. 7812-2021 be adopted;

CARRIED

R/2024-CM-151

Moved by: Councillor Tan

Seconded by: Councillor Dozie

THAT Housing Agreement Bylaw No. 8003-2024 be adopted.

CARRIED

10. COMMITTEE REPORTS AND RECOMMENDATIONS

10.1 2023-403-AL, 12787 256 Street

Council consideration of a subdivision application proposal in the Agricultural Land Reserve.

The Interim Director of Planning answered questions of Council.

THAT the application to subdivide 12787 256 Street in the Agricultural Land Reserve be forwarded to the Agricultural Land Commission with the recommendation for approval.

R/2024-CM-152

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT Application 2023-403-AL not be forwarded to the Agricultural Land Commission based on the considerations outlined in the staff report titled "Application to Subdivide within the Agricultural Land Reserve, 12787 256 Street, dated September 3, 2024.

DEFEATED

With Councillors Dozie, Dueck, Tan and Yousef opposed

R/2024-CM-153

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT the application to subdivide 12787 256 Street in the Agricultural Land Reserve be forwarded to the Agricultural Land Commission with the recommendation for approval.

CARRIED

With Councillors Carreras and Schiller opposed

10.2 2024-069-DP, 23213 Lougheed Highway, Development Permit

Commercial Development Permit to facilitate minor exterior façade alterations and a small addition to the existing building.

R/2024-CM-154

Moved by: Councillor Yousef

Seconded by: Councillor Dozie

THAT the Corporate Officer be authorized to sign and seal 2024-069-DP respecting property located at 23213 Lougheed Highway.

CARRIED

10.3 2024 Housing Needs Report

The 2024 Housing Needs Report is an update to the City’s Housing Needs Report in accordance with Provincial Legislation. The 2024 Update provides an updated understanding of the current housing needs present in Maple Ridge.

R/2024-CM-155

Moved by: Councillor Yousef

Seconded by: Councillor Dozie

THAT the 2024 Housing Needs Report dated September 3, 2024, be endorsed.

CARRIED

10.4 Cottonwood Landfill Slope Stability - Budget and Scope of Work Increase

To increase the budget and scope of work for the Cottonwood Landfill Slope Stability.

R/2024-CM-156

Moved by: Councillor Schiller

Seconded by: Councillor Dozie

THAT the budget and scope of work be increased for the Cottonwood Landfill Slope Stability to \$6,063,072 plus applicable taxes with additional funds coming from the Landfill Closure Reserve.

CARRIED

11. STAFF REPORTS

11.1 BC Summer Games Debrief

To provide Council with a final overview of the 2024 Maple Ridge BC Summer Games.

The Manager of Special Projects gave a presentation and answered questions of Council.

R/2024-CM-157

Moved by: Councillor Dozie

Seconded by: Councillor Carreras

THAT Council receive the Maple Ridge 2024 BC Summer Games Final Overview report dated September 10, 2024 for information.

CARRIED

12. OTHER MATTERS DEEMED EXPEDIENT

13. PUBLIC QUESTION PERIOD

14. MAYOR AND COUNCILLOR VERBAL REPORTS

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

15. NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

15.1 Independent Review of Metro Vancouver Governance - Councillor Yousef

Whereas the governance model at Metro Vancouver is over 50 years old and an independent review should be undertaken by the Province of BC; and

Whereas the Inspector of Municipalities of British Columbia has significant statutory powers including the ability to independently investigate cost overruns at the Metro Vancouver Wastewater Treatment Plant; and

Whereas to date the Province of BC has not agreed to undertake a governance review of Metro Vancouver nor requested the Auditor General conduct an independent audit of the Metro Vancouver Wastewater Treatment Plant;

BE IT RESOLVED THAT the Mayor write a letter on behalf of Council to the Premier and request the Province of BC:

- a. Immediately initiate an independent review of Metro Vancouver's governance structure
- b. Initiate an inquiry under Section 764 of the Local Government Act regarding massive cost overruns at the North Shore Wastewater Treatment Plant

16. ADJOURNMENT

8:35 pm

D. Ruimy, Mayor

C. Mushata, Corporate Officer