

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

April 7, 2020

The Minutes of the Committee of the Whole Meeting held on April 7, 2020 at 1:36 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	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 K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Deputy Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<b>Other Staff as Required</b>
	M. Baski, Planner 2, Development & Environmental Services
	C. Goddard, Director of Planning
	A. Kopystynski, Planner 2, Development & Environmental Services
	M. McMullen, Manager of Planning and Development Services
	C. Nolan, Corporate Controller
	R. Ollenberger, Engineering Technologist 1, Engineering Services

Note: These Minutes are posted on the City website at [mapleridge.ca/AgendaCenter/](http://mapleridge.ca/AgendaCenter/)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the COVID-19 pandemic, Council members participated electronically.  
Councillor Duncan was not in attendance for the start of the meeting.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of March 24, 2020

It was moved and seconded

That the minutes of the March 24, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

**2.1**

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

1101 **2017-473-RZ, 13616 and 13660 232 Street, RS-3 to RST-SV, R-2, R-1, RS-1b and RS-1**

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Amending Bylaw No. 7430-2018 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7431-2018 to rezone from RS-3 (One Family Rural Residential) to RST-SV (Street Townhouse - Silver Valley), R-2 (Urban Residential District), R-1 (Residential District), RS-1b (One Family Urban [Medium Density] Residential) and RS-1 (One Family Urban Residential to allow for future development of approximately ten street townhouse units and approximately thirteen single family lots be given second reading and be forwarded to public hearing.

M. Baski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

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Note: Councillor Duncan joined the meeting at 1:52 p.m.

It was moved and seconded

That the staff report dated April 7, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7430-2018; Second Reading, Zone Amending Bylaw No. 7431-2018; 13616 and 13660 232 Street" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

1102 **2018-464-RZ, 11907 223 Street, RM-3 to RM-2**

Staff report dated April 7, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020 to amend the five storey building height restriction in the Town Centre Area Plan be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7563-2019 to rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit construction of six storey residential building with approximately 51 units be given second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7631-2020; Second Reading, Zone Amending Bylaw No. 7563-2019; 11907 223 Street" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

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**1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4**

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately two single family lots be given second reading and be forwarded to Public Hearing.

M. McMullen, Manager Planning and Development Services, provided a summary presentation and staff answered Council questions.

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It was moved and seconded

That the staff report dated April 7, 2020 titled "Second Reading, Zone Amending Bylaw No. 7505-2018; 21188 Wicklund Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**1104 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue, RS-1 to RM-2**

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7445-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five (5) storey apartment building containing 48 dwelling units be given second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Second Reading, Zone Amending Bylaw No. 7445-2018; 22567, 22583 and 22577 Brown Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**1105 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2**

Staff report dated April 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit a four unit Courtyard Housing Project be give second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Second Reading, Zone Amending Bylaw No. 7533-2019; 21640 124 Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**1106 2011-089-RZ, 22325 St. Anne Avenue, Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw**

Staff report dated April 7, 2020 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020 to allow for an extension of the completion date for the conservation of the Morse/Turnock Residence be given first, second and third reading.

A. Kopystynski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "First, Second and Third Reading, Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7632-2020; 22325 St. Anne Avenue" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**1107 2016-325-RZ, Temporary Commercial Use Permit Renewal, 22606 Dewdney Trunk Road**

Staff report dated April 7, 2020 recommending that Temporary Commercial Use Permit 2016-325-RZ to permit a temporary taxi dispatch office and taxi parking on property located at 22606 Dewdney Trunk Road be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

M. Baski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Temporary Commercial Use Permit Renewal, 22606 Dewdney Trunk Road" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**1108 Latecomer Agreement LC 167/19, 12240 Delcrest Street**

Staff report dated April 7, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 167/19.

R. Ollenberger, Engineering Technologist 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Latecomer Agreement LC 167/19" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**1109 Contract Award: Pavement Rehabilitation Program**

Staff report dated April 7, 2020 recommending that the extension of the 2016 contract for pavement rehabilitation be awarded to BA Blacktop Ltd., that a 10% contingency be added for unplanned repairs and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Contract Award: Pavement Rehabilitation Program" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

**5. CORPORATE SERVICES**

**1131 Revenue Anticipation Borrowing Bylaw**

Staff report dated April 7, 2020 recommending that Maple Ridge Anticipation Borrowing Bylaw No. 7633-2020 be given first, second and third readings.

C. Nolan, Corporate Controller, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 7, 2020 titled "Revenue Anticipation Borrowing Bylaw" be forwarded to the Council Meeting of April 14, 2020.

CARRIED

6. **PARKS, RECREATION & CULTURE – Nil**

7. **ADMINISTRATION (including Fire and Police)**

1171 **Council Conduct Bylaw No. 7637-2020 in draft**

Staff report dated April 7, 2020 recommending that Council Conduct Bylaw No. 7637-2020 be revised pursuant to the April 7, 2020 Committee of the Whole discussion and forwarded to the April 14, 2020 Council Meeting for discussion.

L. Benson, Senior Policy and Sustainability Analyst, provided a summary presentation and staff answered Council questions.

**Main motion**

It was moved and seconded

That the draft Council Code of Conduct Bylaw No. 7637-2020 be amended as discussed at the Committee of the Whole meeting of April 7, 2020, and brought forward to the next possible Council meeting for consideration for first, second and third readings.

Councillor Robson challenged the Chair on the grounds that the Mayor authored the document. Councillor Duncan seconded the challenge.

The Mayor called the question on the challenge. The challenge was defeated.

Councillor Dueck, Councillor Svendsen and Councillor Meadus – OPPOSED

It was moved and seconded

That the Council Code of Conduct Bylaw No. 7637-2020 be deferred.

DEFEATED

Councillor Dueck, Councillor Svendsen, Councillor Meadus and Mayor Morden  
- OPPOSED

**Question on the main motion**

The question was then called on the main motion.

CARRIED

Councillor Yousef, Councillor Duncan and Councillor Robson – OPPOSED

8. *OTHER COMMITTEE ISSUES* – Nil

9. *ADJOURNMENT* – 4:16 p.m.

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M. Morden, Chair  
Presiding Member of the Committee