

COMMITTEE OF THE WHOLE MEETING MINUTES

March 3, 2020

The Minutes of the Committee of the Whole Meeting held on March 3, 2020 at 1:30 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.

PRESENT	Appointed Staff
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Councillor C. Meadus	D. Boag, General Manager Parks, Recreation & Culture
Councillor G. Robson	C. Carter, General Manager Planning & Development Services
Councillor R. Svendsen	M. Canning, Acting, General Manager Engineering Services
Councillor A. Yousef	C. Crabtree, Acting General Manager Corporate Services
	S. Nichols, Deputy Corporate Officer
ABSENT	T. Thompson, Chief Financial Officer
Mayor M. Morden	<i>Other Staff as Required</i>
Councillor J. Dueck	C. Goddard, Director of Planning
Councillor K. Duncan	M. Baski, Planner 2, Development & Environmental Services
	W. Cooper, W. Cooper, Planner 1, Development & Environmental Services
	A. Kopystynski, Planner 2, Development & Environmental Services
	R. MacNair, Senior Advisor, Bylaw and Licensing Services

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

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of February 18, 2020

It was moved and seconded

That the minutes of the February 18, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. DELEGATIONS / STAFF PRESENTATIONS

3.1 Sport Strategy and Sport Network Update

The Health and Wellness Coordinator, the Sport and Fitness Programmer and Bruce Unruh, Chairperson for the Maple Ridge Sport Network, provided a presentation and progress report on 2020 action items identified in the Sport & Physical Activity Implementation Plan in collaboration with the Sports Network.

4. PUBLIC WORKS & DEVELOPMENT SERVICES

1101 Latecomer Agreement LC 169/19, 24979 108 Avenue

Staff report dated March 3, 2020 recommending that the cost to provide the excess or extended services in subdivision 2012-109-SD at 24979 108 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A, and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 169/19 with the subdivider of the said lands.

It was moved and seconded

That the staff report dated March 3, 2020 titled "Latecomer Agreement LC 169/19" be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1102 12566 223 Street, Request for Sanitary Service Connection Outside the Urban Containment Boundary

Staff report dated March 3, 2020 recommending that the request to provide a sanitary service connection to 12566 223 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

It was moved and seconded

That the staff report dated March 3, 2020 titled "Request for Sanitary Service Connection Outside the Urban Containment Boundary" be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1103 Local Area Service – 20300 Block Hampton Street Extension Bylaw No. 7616-2020

Staff report dated March 3, 2020 recommending that Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be given first, second and third reading.

It was moved and seconded

That the staff report dated March 3, 2020 titled “Local Area Service – 20300 Block Hampton Street Extension Bylaw No. 7616-2020” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1104 2017-262-RZ, 11060 Cameron Court, RS-3 to RS-1d

Staff report dated March 3, 2020, recommending that Official Community Plan Amending Bylaw No. 7620-2020 be given first and second readings and be forwarded to Public Hearing, and that Zone Amending Bylaw No. 7409-2017 be given second reading and be forwarded to Public Hearing, to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit future subdivision of approximately 18 lots.

W. Cooper, Planner 1, Development & Environmental Services, provided a presentation and responded to questions from Council.

The Municipal Engineer responded to questions relative to street alignment and sanitary sewer requirements.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2017-262-RZ, 11060 Cameron Court” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1105 2019-393-RZ, 20786 River Road, RS-1 to RT-2

Staff report dated March 3, 2020 recommending that Zone Amending Bylaw No. 7614-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing, be given first reading, and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

A. Kopystynski, Planner 2, Development & Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2019-393-RZ, 20786 River Road” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1106 2017-580-SD, 22866 128 Avenue, 5% Money In Lieu of Parkland Dedication

Staff report dated March 3, 2020 recommending that pursuant to Local Government Act, Section 510, regarding 5% parkland dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 22866 128 Avenue, under application 2017-580-SD, shall pay to the City of Maple Ridge an amount that is not less than \$62,000.

Council declined receiving a staff presentation.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2017-580-SD, 22866 128 Avenue” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1107 2020-033-DVP, 20060 113B Avenue, Development Variance Permit

Staff report dated March 3, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-033-DVP respecting property located at 20060 113B Avenue.

M. Baski, Planner 2, Development & Environmental Services, provided a presentation and responded to questions from Council.

Council requested that staff work with the applicant to include a public art component to the retaining wall similar to what is already in place on the holding tank.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2020-033-DVP, 20060 113B Avenue” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1108 2019-425-RZ, 25057, 25123, and 25171 112 Avenue, RS-3 to R-1, R-2 & R-3

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No. 7606-2020 be given first reading, to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit a future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zone lots, for a total of approximately 84 lots.

M. Baski, Planner 2, Development & Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2019-425-RZ, 25057, 25123, and 25171 112 Avenue” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1109 2019-426-RZ, 24909, 24947, 24979, 24985, 24989, and 25057 112 Avenue, RS-3 to RM-1

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No 7608-2020 be given first reading, to rezone the subject properties from RS-3 (One Family Rural Residential) zone to the RM-1 (Townhouse Residential District) zone to permit the future construction of approximately 153 townhouse units.

M. Baski, Planner 2, Development & Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2019-426-RZ, 24909, 24947, 24979, 24985, 24989, and 25057 112 Avenue” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1110 2019-051-RZ, 11405 236 Street, RS-3 to RM-1

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No. 7536-2019 be given first reading, to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District), to permit the future construction of approximately 18 townhouse units.

M. Baski, Planner 2, Development & Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2019-051-RZ, 11405 236 Street” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1111 2014-069-RZ, 20894 Lougheed Highway, RS-1 to CS-1

Staff report dated March 3, 2020, recommending that Official Community Plan Amending Bylaw No. 7118-2014 be given first and second reading and Zone Amending Bylaw No. 7119-2014 be given second reading, and be forwarded to Public Hearing, to rezone the subject property located from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial) to permit future construction of a mixed-use building with five commercial lease units at ground level and one residential unit above.

The Manager of Planning and Development Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 3, 2020 titled “2014-069-RZ, 20894 Lougheed Highway” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

1112 Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 and Inter Municipal TNS Business License Bylaw No. 7623-2020

Staff report dated March 3, 2020 recommending that the Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 be given first, second and third reading and that the Inter Municipal TNS Business License Bylaw No. 7623-2020 be given first, second and third reading.

R. MacNair, Senior Advisor, Bylaw and Licensing Services, advised that she was in receipt of a FAQ from the City of Vancouver that will be circulated to Council prior to next week.

It was moved and seconded

That the staff report dated March 3, 2020 titled “Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 and Inter Municipal TNS Business License Bylaw No. 7623-2020” be forwarded to the Council Meeting of March 10, 2020.

CARRIED

5. CORPORATE SERVICES – Nil

6. PARKS, RECREATION & CULTURE – Nil

7. ADMINISTRATION (including Fire and Police) – Nil

8. OTHER COMMITTEE ISSUES

1191 UPCOMING EVENTS – Nil

9. ADJOURNMENT– 2:54 p.m.

Councillor Gordy Robson, Chair
Presiding Member of the Committee