

COMMITTEE OF THE WHOLE MEETING MINUTES

March 23, 2021

The Minutes of the Committee of the Whole Meeting held on March 23, 2021 at 1:31 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	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, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Director of Finance/CFO
Councillor A. Yousef	<i>Other Staff as Required</i>
	B. Livingstone, Business Retention and Expansion Officer
	R. MacNair, Senior Advisor, Bylaw and Licensing Services
	M. McMullen, Manager of Development and Environmental Services
	V. Richmond, Director of Parks & Facilities
	R. Tardif, Planner 1

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

Note: Due to the COVID-19 pandemic, Councillor Duncan and Councillor Yousef choose to participate electronically.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of March 2, 2021

It was moved and seconded

That the minutes of the March 2, 2021 Committee of the Whole Meeting be adopted.

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS***

3.1 **How to Stop Human Sex Trafficking and Sexual Exploitation in BC**

- **Cathy Peters**

Ms. Peters spoke to the issue of sex trafficking and sexual exploitation in BC and advised on methods municipalities can utilize to discourage such activities. She advised that BC is behind other provinces in raising public awareness about the issue and that it is a growing crime here due to a robust undeterred sex industry in the Lower Mainland. Ms. Peters requested a letter of support for the issue.

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 **2020-432-RZ, 12211 and 12229 228 Street, RS-1 to RM-1**

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7713-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit construction of 17 dwelling units 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, along with the information required for a subdivision.

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

It was moved and seconded

That the staff report dated March 23, 2021 titled “First Reading, Zone Amending Bylaw No. 7713-2021, 12211 and 12229 228 Street” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1102 **2021-061-RZ, 21783 Lougheed Highway, C-2 to C-7**

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7719-2021 to rezone from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor High Density Mixed-Use) to permit construction of a six storey, purpose-built rental apartment building and that Maple Ridge Zone Amending Bylaw No. 7721-2021 to amend Zoning Bylaw No. 7500-2019 by adding a C-7 Lougheed Transit Corridor High Density Mixed-Use Zone 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.

R. Tardif, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated March 23, 2021 titled “First Reading, Zone Amending Bylaw No. 7719-2021, Zone Amending Bylaw No. 7721-2021, 21783 Loughheed Highway” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1103 2021-062-RZ, 25927 and 25801 128 Avenue, Site Specific Text Amendments

Staff report dated March 23, 2021 recommending that site specific text amendments to Maple Ridge Official Community Plan Amending Bylaw No. 7715-2021 and Maple Ridge Zone Amending Bylaw No. 7716-2021 to permit an Outdoor Commercial Recreation Use for outdoor paintball be given first reading.

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

Seamus Fraser - Applicant

Mr. Fraser provided a summary presentation on the history of company, details of the proposed operation and addressed concerns raised by local residents.

It was moved and seconded

That the staff report dated March 23, 2021 titled “First Reading, OCP Amending Bylaw No. 7715-2021, Zone Amending Bylaw No. 7716-2021, 25927 and 25801128 Avenue” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1104 2018-097-RZ, 21571 121 Avenue, RS-1b to R-1

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7460-2018 to rezone from RS-1b (Single Detached [Medium Density] Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of two lots be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated March 23, 2021 titled “Second Reading, Zone Amending Bylaw No. 7460-2018, 21571121 Avenue” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1105 2019-353-RZ, 22058 119 Avenue, RS-1 to RT-2

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7583-2019 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a triplex residential building be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated March 23, 2021 titled “Second Reading, Zone Amending Bylaw No. 7583-2019, 22058 119 Avenue” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1106 2020-242-RZ, Off-Street Parking and Loading Amending Bylaw; Subdivision and Development Servicing Amending Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7663-2020 and Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7671-2020 to incorporate text amendments resulting from the adoption of new Zoning Bylaw No. 7600-2019 be given first, second and third reading.

M. McMullen, Manager of Development and Environmental Services, spoke to the housekeeping amendments required to be in compliant with the new Zoning Bylaw.

It was moved and seconded

That the staff report dated March 23, 2021 titled “First, Second and Third Reading, Off-Street Parking and Loading Amending Bylaw No. 7663-2020, Subdivision and Development Servicing Amending Bylaw No. 7671-2020” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Note: The Acting Mayor called for recess at 3:15 p.m. and requested a motion to move into a Closed Council Meeting

It was moved and seconded

That the meeting be closed to the public pursuant to Section 90(1) and 90(2) of the *Community Charter* as the subject matter being considered relates to the following:

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.

Any other matter may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Section 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

Note: The Committee of the Whole Meeting reconvened at 4:46 p.m. Mayor Morden was not in attendance when the meeting reconvened.

1107 2018-249-DVP, 25180 108 Avenue

Staff report dated March 23, 2021 recommending that the Corporate Officer be authorized to sign and seal 2018-249-DVP to waive requirement for road construction for 252 Street at the east perimeter and for 106 Avenue at the south perimeter, to reduce required road dedication along 108 Avenue and to vary the required lot width in the RS-2 (Suburban Residential) zone.

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

Note: Mayor Morden joined the meeting at 4:52 p.m.

It was moved and seconded

That the staff report dated March 23, 2021 titled "Development Variance Permit, 25180 108 Avenue" be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Councillor Duncan – OPPOSED

1108 2019-394-SD, 5% Money in Lieu of Parkland Dedication, 20857 Golf Lane

Staff report dated March 23, 2021 recommending that the owner of land proposed for subdivision at 20857 Golf Lane, under application 2019-394-SD, pay an amount that is not less than \$112,500.00.

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

It was moved and seconded

That the staff report dated March 23, 2021 titled “5% Money In Lieu of Parkland Dedication, 20857 Golf Lane” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1109 Maple Ridge Ticket Information Utilization Amending Bylaw and Maple Ridge Bylaw Notice Enforcement Amending Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020 and Maple Ridge Bylaw Notice Enforcement Amending Bylaw No. 7681-2020 to include the recently adopted Zoning Bylaw, Boulevard Maintenance Bylaw and Sign Bylaw and other housekeeping changes be given first, second and third reading.

M. Orsetti, Director, Bylaw & Licensing Services spoke to the staff report and the fee proposals for each of the bylaws.

It was moved and seconded

That the staff report dated March 23, 2021 titled “Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020 and Bylaw Notice Enforcement Amending Bylaw No. 7681-2020” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Councillor Duncan – OPPOSED

Note: Councillor Yousef left the meeting at 3:44 p.m. He was absent for the vote on Item 1109.

1110 Proposed New Cannabis Retail Store, 110 - 20110 Lougheed Highway

Staff report dated March 23, 2021 recommending that the application for a non medical cannabis retail store by Burb Cannabis Corp. located at 110 - 20110 Lougheed Highway, Maple Ridge be denied and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

Steve Dowsley - Applicant

Mr. Dowsley gave a presentation on the business model of the proposed cannabis retail store. He provided documentation supporting the application and highlighted support to be provided by Burb to community initiatives.

Note: Councillor Yousef returned to the meeting at 3:54 p.m. during the applicant's presentation.

R. MacNair, Senior Advisor, Bylaw & Licensing Services answered Council questions.

It was moved and seconded

That the staff report dated March 23, 2021 titled "Proposed New Cannabis Retail Store at 110 - 20110 Lougheed Highway" be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Councillor Duncan – OPPOSED

5. ENGINEERING SERVICES

1131 Award of Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway

Staff report dated March 23, 2021 recommending that Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway be awarded to Sandpiper Contracting LLP, that a contract contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated March 23, 2021 titled "Award of Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway" be forwarded to the Council Meeting of March 30, 2021.

CARRIED

1132 Award of Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path

Staff report dated March 23, 2021 recommending that Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path be awarded to Eurovia British Columbia Inc., that a construction contingency be approved to address potential variations in field conditions, that the existing contract with R.F. Binnie & Associates Ltd. for Engineering Design Services for 232 Street Conceptual and Detailed Design (Dewdney Trunk Road to 116 Avenue) be increased and that the Corporate Officer be authorized to execute the contracts.

It was moved and seconded

That the staff report dated March 23, 2021 titled "Award of Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path" be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Note: Councillor Yousef left the meeting at 4:06 p.m. He was absent for the vote on Item 1132.

6. CORPORATE SERVICES

1151 Community Development & Enterprise Services Committee Quarterly Update and Terms of Reference Amendment

Staff report dated March 23, 2021 recommending that the Terms of Reference for the Community Development & Enterprise Services Committee be approved.

It was moved and seconded

That the staff report dated March 23, 2021 titled "Community Development & Enterprise Services Committee Quarterly Update and Terms of Reference Amendment" be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Note: Councillor Yousef was absent for the vote on Item 1151

7. PARKS, RECREATION & CULTURE

1171 Festival Grant Program Recommendations – Intake One 2021

Staff report dated March 23, 2021 recommending that the Festival Grant Program – Intake One 2021 allocations for events taking place between May 1 and October 31, 2021 be approved.

V. Richmond, Director of Parks & Facilities responded to questions from Council.

Note: Councillor Yousef returned to the meeting at 5:48 p.m.

It was moved and seconded

That the staff report dated March 23, 2021 titled “Festival Grant Program Recommendations - Intake One 2021” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

8. ADMINISTRATION

1191 Maple Ridge Council Procedure Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Council Procedure Bylaw No. 7700-2021 be given first, second and third reading and that the legislated public notice be given.

S. Nichols, Corporate Officer provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated March 23, 2021 titled “Maple Ridge Council Procedure Bylaw No. 7700-2021” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Councillor Duncan – OPPOSED

1192 Fraser River Waterfront Revitalization Initiative

Staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade.

W. Dupley, Director of Economic Development, provided a summary presentation and staff responded to questions from Council.

It was moved and seconded

That the staff report dated March 23, 2021 titled “Fraser River Waterfront Revitalization Initiative” be forwarded to the Council Meeting of March 30, 2021.

CARRIED

Councillor Duncan – OPPOSED

9. ADJOURNMENT – 6:19 p.m.

Councillor G. Robson, Chair
Presiding Member of the Committee