

COMMITTEE OF THE WHOLE MEETING MINUTES

May 4, 2021

The Minutes of the Committee of the Whole Meeting held on May 4, 2021 at 1:30 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.

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| <i>PRESENT</i> | <i>Appointed Staff</i> |
| <i>Elected Officials</i> | A. Horsman, Chief Administrative Officer |
| Mayor M. Morden | C. Carter, General Manager Planning & Development Services |
| Councillor J. Dueck | C. Crabtree, General Manager Corporate Services |
| Councillor K. Duncan | S. Hartman, General Manager Parks, Recreation & Culture |
| Councillor C. Meadus | D. Pollock, General Manager Engineering Services |
| Councillor G. Robson | D. Denton, Deputy Corporate Officer |
| Councillor R. Svendsen | T. Thompson, Director of Finance |
| Councillor A. Yousef | <i>Other Staff as Required</i> |
| | W. Cooper, Planner 1 |
| | C. Goddard, Director of Planning |
| | A. Grochowich, Planner 2 |
| | M. McMullen, Manager of Community Planning and Environmental Services |
| | D. Mikes, Manager of Procurement |
| | C. Nolan, Corporate Controller |
| | W. Oleschak, Superintendent of Roads and Fleet |

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, Councillor Meadus, Councillor Robson, Councillor Svendsen and Councillor Yousef choose to participate electronically. The Acting Mayor chaired the meeting from Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of April 20, 2021

It was moved and seconded

That the minutes of the April 20, 2021 Committee of the Whole Meeting be adopted.

CARRIED

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

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

1101 **2016-195-CP, Employment Lands, Redesignation of Yennadon Lands to Industrial (Employment Park Category)**

Staff report dated May 4, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021 and Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021 to allow redesignation of the Yennadon Lands for an employment future be given first reading.

A. Grochowich, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 4, 2021 titled “Employment Lands: Redesignation of the Yennadon Lands to Industrial (Employment Park Category), Official Community Plan Amending Bylaw No. 7734-2021 (Policy), and Official Community Plan Amending Bylaw No. 7735-2021 (Land Use Designation), First Reading” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1102 **2019-337-RZ, 11822 Owen Street, RS-1 to RT-2**

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7732-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future multi-family development into a Courtyard form with six 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.

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

It was moved and seconded

That the staff report dated May 4, 2021 titled “First Reading, Zone Amending Bylaw No. 7732-2021, 11822 Owen Street” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1103 2020-009-RZ, 13586 232 Street, RS-3 to RST, R-2 and RS-1

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7731-2021 to rezone from RS-3 (Single Detached Rural Residential) to RST (Street Townhouse Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RS-1 (Single Detached Residential), for a future subdivision of approximately 10 lots to permit the creation of four single family lots and six lots with six townhouse units be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

W. Cooper, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 4, 2021 titled “First Reading, Zone Amending Bylaw No. 7731-2021, 13586 232 Street” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1104 2021-104-RZ, 22337 St. Anne Avenue, RS-1 to RM-2

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7720-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a market-oriented, apartment building consisting of approximately 20 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.

W. Cooper, Planner provided a summary presentation and staff answered Council questions.

Emily Kearns – Project Architect

Ms. Kearns provided further clarification on questions from Council.

Note: Councillor Duncan left the meeting at 2:45 p.m. during the discussion.

It was moved and seconded

That the staff report dated May 4, 2021 titled “First Reading, Zone Amending Bylaw No. 7720-2021, 22337 St. Anne Avenue” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Duncan was absent for the vote on Item 1104.

Note: Councillor Duncan returned to the meeting at 2:48 p.m.

1105 2017-306-DVP, 2017-306-DP, 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 and 12149 223 Street

Staff report dated May 4, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-306-DVP to reduce lot line setbacks, increase maximum building height to allow a fifth floor for specified buildings and allow seven of the required residential parking spaces to be at grade, and that the Corporate Officer be authorized to sign and seal 2017-306-DP to permit three 5-storey condominium buildings to be built in three phases.

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

Note: Councillor Yousef left the meeting at 2:48 p.m. during the presentation and returned to the meeting at 2:51 p.m.

Avtar Johl – Applicant

Mr. Johl provided further information and answered questions from Council.

Note: Mayor Morden left the meeting at 2:59 p.m. during the discussion and returned to the meeting at 3:04 p.m.

It was moved and seconded

That the staff report dated May 4, 2021 titled “Development Variance Permit, Development Permit; 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 & 12149 223 Street” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1106 2021-171-DP, 12040 240 Street, Amendment

Staff report dated May 4, 2021 recommending that 2021-171-DP be amended to revise Clause 5 to allow two (2) years to commence construction and that the Corporate Officer be authorized to sign and seal 2021-171-DP as amended.

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

It was moved and seconded

That the staff report dated May 4, 2021 titled “Development Permit (Amendment), 12040 240 Street” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

5. ENGINEERING SERVICES

Note: Councillor Duncan left the meeting at 3:16 p.m.

1131 Contract Renewal: Hydrovac Services

Staff report dated May 4, 2021 recommending that the contracts for Hydrovac Services on an as required basis with Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. be renewed for one year and that the Corporate Officer be authorized to execute the contract extension.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Contract Renewal: Hydrovac Services" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Duncan was absent for the vote on Item 1131.

1132 Award of Contract: Pavement Rehabilitation Program

Staff report dated May 4, 2021 recommending that the contract for the Pavement Rehabilitation Program be awarded to B.A. Blacktop Ltd., that additional work locations under extra work provisions in the contract up to 15% of the value of the contract be approved and that the Corporate Officer be authorized to execute the contract.

The Superintendent of Roads and Fleet advised on an error in the staff report and indicated that a revised page will be distributed prior to the May 11, 2021 Council Meeting.

Note: Councillor Duncan advised that she is having technical difficulties with her computer and could not participate.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Award of Contract: Pavement Rehabilitation Program" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Duncan was absent for the vote on Item 1132.

Amended as per the May
18, 2021 Committee of
the Whole Meeting

6. CORPORATE SERVICES

1151 Amended Procurement Policy No. 5.45 and Bylaw No. 7711-2021 Delegation of Procurement Authority.

Staff report dated May 4, 2021 recommending that the Delegation of Procurement Authority Bylaw No. 7711-2021 to delegate procurement authority be given first, second and third reading and that Procurement Policy No. 5.45 as amended be adopted in conjunction with adoption of Bylaw No. 7711-2021.

The General Manager Corporate Services introduced the topic.

D. Mikes, Manager of Procurement provided a summary presentation and staff answered Council questions.

Note: Councillor Svendsen left the meeting at 3:51 p.m. during the discussion. He returned to the meeting at 3:58 p.m.

Note: Councillor Duncan returned to the meeting at 4:01 p.m.

It was moved and seconded

That the staff report dated May 4, 2021 titled “Amended Procurement Policy No. 5.45 and Bylaw No. 7711-2021 Delegation of Procurement Authority” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Robson – OPPOSED

1152 2020 Consolidated Financial Statements

Staff report dated May 4, 2021 recommending that the 2020 Financial Statements be approved.

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

Note: Mayor Morden left the meeting at 4:26 p.m. during the presentation. He did not return to the meeting.

It was moved and seconded

That the staff report dated May 4, 2021 titled “2020 Consolidated Financial Statements” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Mayor Morden was absent for the vote on Item 1152.

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION

1191 Designation of Officers Bylaw

Staff report dated May 4, 2021 recommending that Maple Ridge Officers Designation Bylaw No. 7717-2017 to establish an officers' bylaw that reflects current legislative requirements as well as best practices be given first, second and third reading.

It was moved and seconded

That the staff report dated May 4, 2021 titled “Designation of Officers Bylaw” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Mayor Morden was absent for the vote on Item 1191.

9. COMMUNITY FORUM – Nil

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

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

Section 90(1)(c) Labour relations or employee negotiations.

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

CARRIED

9. ADJOURNMENT – 4:41 p.m.