

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

MAY 17, 2022

The Minutes of the Committee of the Whole Meeting held on May 17, 2022 at 11:01 a.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>	C. Carter, General Manager Planning & Development Services
Mayor M. Morden	S. Labonne, General Manager Parks, Recreation and Culture
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor G. Robson	A. Nurvo, Deputy Corporate Officer
Councillor A. Yousef	
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	M. Baski, Planner
Councillor R. Svendsen	W. Cooper, Planner
	M. McMullen, Manager of Development & Environmental Services
	R. Ollenberger, Manager of Infrastructure Development
	H. Singh, Computer Support Specialist
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	L. Zosiak, Manager of Community Planning

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: Councillor Robson chaired the meeting from the Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of May 3, 2022

It was moved and seconded

That the minutes of the May 3, 2022 Committee of the Whole Meeting be adopted.

CARRIED

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

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2020-237-RZ, 11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue, RS-3 to R-1 and RM-1

Staff report dated May 17, 2022, recommending that Zone Amending Bylaw No. 7844-2022 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RM-1 (Low Density Townhouse Residential) to permit a future subdivision of approximately 38 single-family lots and a 102-unit townhouse development be given first reading and that the applicant provide further information as described in the report.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions. Cole Lambert answered questions from Council on behalf of the applicant.

It was moved and seconded

That staff report dated May 17, 2022, titled "First Reading, Zone Amending Bylaw No. 7844-2022, 11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

1102 2018-289-RZ, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place, RS-3 and RS-2 to RM-1

Staff report dated May 17, 2022, recommending that Official Community Plan Amending Bylaw No. 7542-2019 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7543-2019 as amended, to rezone from RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential) to RM-1 (Townhouse Residential) to permit a future 102-unit townhouse development be given second reading and forwarded to Public Hearing.

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

It was moved and seconded

That staff report dated May 17, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7542-2019 Second Reading, Zone Amending Bylaw No. 7543-2019, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

1103 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

Staff report dated May 17, 2022, recommending that Zone Amending Bylaw No. 7522-2018 to rezone from RS-3 (Single Detached Rural Residential) to M-3 (Business Park Industrial) to permit a future subdivision of approximately seven industrial park lots be given second reading and forwarded to Public Hearing.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated May 17, 2022, titled "Second Reading, Zone Amending Bylaw No. 7522-2018, 11310 Kingston Street" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

1104 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2

Staff report dated May 17, 2022, recommending that Zone Amending Bylaw No. 7523-2018 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Residential) to permit a future four-storey apartment building, with approximately 88 units be given second reading and forwarded to Public Hearing.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated May 17, 2022, titled "Second Reading, Zone Amending Bylaw No. 7523-2018, 20278 and 20292 Patterson Avenue" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

1105 2022-159-RZ, 21973 132 Avenue, Termination and Replacement of Land Use Contract

Staff report dated May 17, 2022, recommending that Zone Amending Bylaw No. 7853-2022, to rezone from LUC (Land Use Contract) to a new zone CD-1-22 (Equestrian Facility and Restaurant), be given first and second reading and forwarded to Public Hearing.

K. Gowan, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated May 17, 2022, titled "First and Second Reading, Termination and Replacement of Land Use Contract, Zone Amending Bylaw No. 7853-2022, 21973 132 Avenue" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

1106 2019-244-RZ, 12155 Edge Street, Housing Agreement Bylaw

Staff report dated May 17, 2022, recommending that Housing Agreement Bylaw No. 7855-2022, to secure 209 units in the five-storey apartment building as market rental units, be give first, second and third reading.

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

It was moved and seconded

That staff report dated May 17, 2022, titled "First, Second and Third Reading, Housing Agreement Bylaw No. 7855-2022, 12155 Edge Street" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

1107 2022-014-DVP, 20425 Hampton Street

Staff report dated May 17, 2022, recommending that the Corporate Officer be authorized to sign and seal 2022-014-DVP to increase the maximum principal building height and that a restrictive covenant be authorized to be registered on title to prohibit the construction of a Secondary Suite.

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

It was moved and seconded

That staff report dated May 17, 2022, titled "Development Variance Permit, 20425 Hampton Street" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

5. ENGINEERING SERVICES

1131 Regional Public Works Mutual Aid Agreement for Major Emergencies

Staff report dated May 17, 2022, recommending that the City enter into the modified Metro Vancouver Regional Public Works Mutual Aid Agreement.

F. Smith, Director of Engineering, was available to answer any questions from Council.

It was moved and seconded

That the staff report dated May 17, 2022, titled "Regional Public Works Mutual Aid Agreement" be forwarded to the Council Meeting of May 24, 2022.

CARRIED

6. CORPORATE SERVICES - Nil

7. PARKS, RECREATION & CULTURE - Nil

8. ADMINISTRATION

1191 Size of Council Bylaw

Staff report dated May 17, 2022, recommending that an increase to 8 Councilors be implemented after the 2022 general local election and upon incorporating the costs into the financial plan for 2023 budget cycle.

P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, summarized the staff report and answered questions from Council.

It was moved and seconded

That the staff report dated May 17, 2022, titled "Size of Council" be Referred back to staff and forwarded to the HR Intergovernmental Committee for review.

CARRIED

9. COMMUNITY FORUM

Amrit Singh Kaurah questioned the height requirements and why the Board of Variance had rejected the application, and why there was a no suite covenant added to the Hampton Street properties. Staff agreed to review the issues further with applicants of properties located within this flood regulated area.

10. NOTICE OF CLOSED COUNCIL MEETING - Nil

11. ADJOURNMENT – 12:32 p.m.

It was moved and seconded

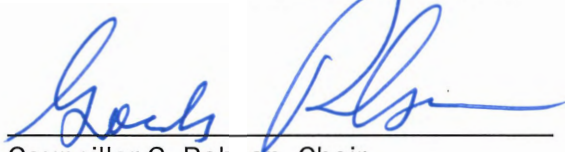
That the meeting to reopened to permit further public comments.

CARRIED

9. COMMUNITY FORUM (Continued)

Mohit Dhanju stated that the entire Hampton Street area was a problem and that Council should exempt these properties from the building height restrictions in the Zoning Bylaw, and also questioned the no suite covenants. The Mayor agreed to speak with Mr. Dhanju on behalf of Council and work with staff further about his concerns.

11. ADJOURNMENT - 12:37 p.m.



Councillor G. Robson, Chair
Presiding Member of the Committee