

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

June 1, 2021

The Minutes of the Committee of the Whole Meeting held on June 1, 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.

PRESENT

Elected Officials

Mayor M. Morden

Councillor J. Dueck

Councillor K. Duncan

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer

C. Carter, General Manager Planning & Development Services

C. Crabtree, General Manager Corporate Services

S. Hartman, General Manager Parks, Recreation & Culture

S. Nichols, Corporate Officer

D. Pollock, General Manager Engineering Services

T. Thompson, Director of Finance

Other Staff as Required

Y. Chui, Manager, Arts and Community Connections

C. Cowles, Manager, Community Social Safety Initiatives

C. Goddard, Director of Planning

M. Jones, Senior Manager, Police Services

A. Kopystynski, Planner 2

A. Durrani, Manager of Design & Construction

M. McMullen, Manager of Community Planning and
Environmental Services

W. Mehat, Superintendent, Officer in Charge, Ridge Meadows
RCMP Detachment

D. Pope, Director, Recreation & Community Engagement

A. Tieu, Planner

R. Tardiff, Planner

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 Dueck, Councillor Duncan, Councillor Meadus, Councillor Robson and Councillor Yousef chose to participate electronically. Councillor Svendsen chaired the meeting as Acting Mayor.

1. **CALL TO ORDER**

2. ***ADOPTION OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of May 18, 2021

It was moved and seconded

That the minutes of the May 18, 2021 Committee of the Whole Meeting be adopted.

CARRIED

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

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

1101 **2021-196-RZ, 12369 Garibaldi Street, RS-3 to RS-2**

Staff report dated June 1, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7753-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of three lots be given first reading and that the applicant provide further information as described on Schedule G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

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

It was moved and seconded

That the staff report dated June 1, 2021 titled “First Reading, Zone Amending Bylaw No. 7753-2021, 12369 Garibaldi Street” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

Councillor Duncan - OPPOSED

1102 **2018-180-RZ, 22083 and 22057 Lougheed Highway and PID 005-293-910, RS-1 to RM-2**

Staff report dated June 1, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021 to permit a site specific text amendment to increase the maximum height for apartments to six storeys for Major Corridor Residential development be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium

Density Apartment Residential) to permit a development of a six storey apartment building with approximately 106 strata units and underground parking be given second reading as amended and be forwarded to Public Hearing.

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

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

It was moved and seconded

That the staff report dated June 1, 2021 titled “Official Community Plan Amending Bylaw No. 7758-2021; Second Reading, Zone Amending Bylaw No. 7 481-2018; 22083 and 22057 Loughheed Highway and PID 005-293-910” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

Councillor Duncan was absent for the vote.

1103 2017-573-DVP/DP, 11575, 11587 223 Street and 22300 River Road

Staff report dated June 1, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-573-DVP to reduce the minimum setback to the building face, to reduce maximum projection of a balcony from the building face in specified areas, to reduce minimum setback for off-street parking in an underground structure and to increase the maximum permitted percentage of small car stalls and that the Corporate Officer be authorized to sign and seal 2017-573-DP to permit construction of a 36 unit apartment development.

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

Note: Councillor Duncan returned to the meeting at 2:02 p.m.

Amir Farbehi, Project Architect provided clarification on the historic character of the exterior of the building and on balcony setbacks.

It was moved and seconded

That the staff report dated June 1, 2021 titled “Development Variance Permit and Development Permit, 11575, 11587 223 Street and 22300 River Road” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

1104 2020-200-DP, 20170 115A Avenue

Staff report dated June 1, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-200-DP to permit construction of an industrial building.

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

It was moved and seconded

That the staff report dated June 1, 2021 titled “Development Permit, 20170 115A Avenue” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

5. ENGINEERING SERVICES

1131 Award of Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue)

Staff report dated June 1, 2021 recommending that Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue), be awarded to Richco Contracting Ltd., that a project contingency be approved to address potential variations in field conditions, that the existing ISL Engineering and Land Services Ltd. contract for Engineering Design Services for 216 Street Watermain and Sanitary Replacement (124 Avenue to 128 Avenue) be increased, that the Financial Plan be amended to increase the project funding from the Water Revenue Fund and Sewer Revenue Fund and that the Corporate Officer be authorized to execute the contract.

A. Durrani, Manager of Design & Construction provided a summary of the item and staff answered Council questions.

It was moved and seconded

That the staff report dated June 1, 2021 titled “Award of Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue)” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

6. CORPORATE SERVICES

1151 Integrated Safety Ambassador Team (ISAT)

Staff report dated June 1, 2021 recommending that the Integrated Safety Ambassador Team Initiative be endorsed.

The General Manager Corporate Services introduced the item.

W. Mehat, Superintendent, Officer in Charge, Ridge Meadows RCMP Detachment, B. Berkner, Crime Prevention Unit Coordinator and C. Cowles, Manager, Community Social Safety Initiatives provided a presentation and answered Council questions.

It was moved and seconded

That the staff report dated June 1, 2021 titled “Integrated Safety Ambassador Team (ISAT)” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

7. PARKS, RECREATION & CULTURE

1171 Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements for ACT Arts Centre – Renewal Discussion

Staff report dated June 1, 2021 recommending that the Maple Ridge Pitt Meadows Arts Council Society’s Operating and Lease Agreements dated January 1, 2021 be approved for a three year term with an option to renew for an additional three years and that the Corporate Officer be authorized to execute the agreement.

S. Hartman, General Manager Parks, Recreation & Culture provided a brief history on the item. He advised on an expedited reopening in the first quarter of 2022.

It was moved and seconded

That the staff report dated June 1, 2021 titled “Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements for ACT Arts Centre - Renewal Discussion” be forwarded to the Council Meeting of June 8, 2021.

CARRIED

8. ADMINISTRATION – Nil

9. COMMUNITY FORUM

Natali Leduc

Ms. Leduc asked if the Arts Council, under the new agreement, will legally be allowed to eliminate curatorial staff positions should they need to cut expenses.

S. Hartman, General Manager Parks, Recreation & Culture advised that under the new agreement, the Arts Council will not be able to eliminate curatorial positions.

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.

Section 90(1)(g) Litigation or potential litigation affecting the municipality.

Section 90(1)(j) Information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under Section 21 of the Freedom of Information and Protection of Privacy Act.

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

11. ADJOURNMENT – 3:35 p.m.