

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

June 21, 2022

The Minutes of the Committee of the Whole Meeting held on June 21, 2022 at 11:00 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.

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| <i>PRESENT</i>           | <i>Appointed Staff</i>   |
| <i>Elected Officials</i> | S. Hartman, Chief Administrative Officer   |
| Mayor M. Morden          | C. Carter, General Manager Planning & Development Services   |
| Councillor J. Dueck      | C. Crabtree, General Manager Corporate Services  |
| Councillor C. Meadus     | S. Labonne, General Manager Parks, Recreation and Culture  |
| Councillor G. Robson     | D. Pollock, General Manager Engineering Services   |
| Councillor R. Svendsen   | P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer |
| Councillor A. Yousef     | A. Nurvo, Deputy Corporate Officer   |
| <i>ABSENT</i>            |  |
| Councillor K. Duncan     |  |
|                          | <i>Other Staff as Required</i>   |
|                          | F. Smith, Director of Engineering  |
|                          | C. Goddard, Director of Planning   |
|                          | M. Orsetti, Director of Bylaw & Licensing  |
|                          | C. Nolan, Deputy Director of Finance   |
|                          | M. McMullen, Manager of Development & Environmental Services   |
|                          | R. Ollenberger, Manager of Infrastructure Development  |
|                          | M. Halpin, Manager of Transportation   |
|                          | T. Hansvall, Accountant 1  |
|                          | R. McNair, Senior Advisor, Bylaw & Licensing Services  |
|                          | R. Tardif, Planner   |
|                          | M. Baski, Planner  |
|                          | A. Bowden, Planner 2   |
|                          | A. Rieu, Planner   |
|                          | H. Singh, Computer Support Specialist  |

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

Note: Councillor Robson participated electronically. Acting Mayor, R. Svendsen, 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 June 7, 2022

It was moved and seconded

**That the Minutes of the June 7, 2022 Committee of the Whole Meeting be adopted.**

CARRIED

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

4. **PLANNING AND DEVELOPMENT SERVICES**

Note: Item 1102 was dealt with prior to Item 1101.

1102 **Lougheed Transit Corridor Area Plan and Development Permit Guidelines**

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7781-2021 be given second reading as amended, and forwarded to Public Hearing and that staff proceed with implementation of the Lougheed Transit Corridor Area Plan.

A. Bowden, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated June 21, 2022, titled “Lougheed Transit Corridor Area Plan and Development Permit Guidelines, Second Reading, Official Community Plan Amending Bylaw No. 7781-2021” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

1101 **Proposed New Cannabis Retail Store at #6 - 21768 Lougheed Highway**

Staff report dated June 21, 2022, recommending that Council make the necessary resolution regarding Team Cannabis based upon the staff recommendations set out in this report.

R. McNair, Senior Advisor, Bylaw & Licensing Services, provided a summary presentation and staff answered Council questions. M. Rochon, Team Cannabis, addressed Council and answered questions from Council.

It was moved and seconded

**That staff report dated June 21, 2022, titled “Proposed New Cannabis Retail Store at #6- 21768, Lougheed Highway” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**1103 2018-349-RZ, Zone Amending Bylaw No. 7503-2018**

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7503-2018 to rezone from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of two lots, be given second reading as amended and forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated June 21, 2022, titled "Second Reading, Zone Amending Bylaw No. 7503-2018, 21745 River Road" be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**1104 2019-426-RZ, Official Community Plan Amending Bylaw No. 7607-2020**

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7607-2020 be given first and second reading forwarded to Public Hearing and that Zone Amending Bylaw No. 7608-2020, as amended, to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 165 townhouse units, be given second reading and forward to Public Hearing.

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

It was moved and seconded

**That staff report dated June 21, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7607-2020, Second Reading, Zone Amending Bylaw No. 7608-2020, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue" be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**1105 2021-061-RZ, Zone Amending Bylaw No. 7119-2021 and Zone Amending Bylaw No. 7721-2021**

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7119-2021 and Zone Amending Bylaw No. 7721-2021, as amended, to rezone from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor Mixed-Use), to permit the future contraction of a six-story, purpose-built rental apartment building, be given second reading and forward to Public Hearing and

that Off-Street Parking and Loading Amending Bylaw No. 7860-2022, to establish a parking requirement for the new C-7 (Lougheed Transit Corridor Mixed-Use) zone be given first, second and third reading.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated June 21, 2022, titled “Second Reading, Zone Amending Bylaw No.7719-2021, Zone Amending Bylaw No.7721-2021, First, Second and Third Reading, Off-Street Parking and Loading Bylaw Amending Bylaw No. 7860-2022, 21783 Lougheed Highway” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**1106 2017-471- DVP-DP, 11384 207 Street**

Staff report dated June 21, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-471-DP and 2017-471-DVP to reduce the rear yard and exterior side setbacks for the building face, porch and roof overhang.

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

It was moved and seconded

**That staff report dated June 21, 2022, titled “Development Variance Permit and Development Permit, 11384 207 Street” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**5. ENGINEERING SERVICES**

**1131 Statutory Right-of-Way - Metro Vancouver Forcemain**

Staff report dated June 21, 2022, recommending that staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land and that staff develop said Bylaw.

R. Ollenberger, Manager of Infrastructure Development, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 12:00 p.m. and returned at 12:03 p.m.  
It was moved and seconded

**That staff report dated June 21, 2022, titled “Statutory Right-of-Way- Metro Vancouver Forcemain” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**1132 Award Contract ITT-EN22-19:223 Street Road Improvements and Watermain Replacement**

Staff report dated June 21, 2022, recommending that that Contract ITT-EN22-19:223 Street Road Improvements and Watermain Replacement, be awarded to Drake Excavating (2016) Ltd. in the amount of \$802,815.00, exclusive of taxes, a construction contingency of \$80,000.00 be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

**That staff report dated June 21, 2022, titled “Award of Contract ITT-EN22-19: 223 Street Road Improvements and Watermain Replacement” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**6. CORPORATE SERVICES**

**1151 Fee for Service Policy Framework**

Staff report dated June 21, 2022, recommending that Policies No. 5.49 Financial Support Process and No. 5.56 Community Grants be amended, Policy No. 5.60 Fee for Services be adopted and that Policy No. 4.15 Partnership Agreements – Leases and Fee for Services Proposals be rescinded.

C. Nolan, Deputy Director of Finance, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated June 21, 2022, titled “Fee of Service Policy Framework” be forwarded to the next Council Meeting of June 28, 2022.**

CARRIED

**1152 2021 Annual Report and 2021 Statement of Financial Information**

Staff report dated June 21, 2022, recommending that the 2021 Annual Report be received and that the 2021 Statement of Financial Information be approved.

T. Hansvall, Accountant 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled "2021 Annual Report and 2021 Statement of Financial Information" be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

7. PARKS, RECREATION & CULTURE - Nil

8. ADMINISTRATION - Nil

9. COMMUNITY FORUM

No members of the public provided comments to Council.

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

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


Section 90(1)(g) litigation or potential litigation affecting the municipality;  
and

Section 90(1)(i) solicitor-client privilege.

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 - 12:23 p.m.

  
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Councillor R. Svendsen, Chair  
Presiding Member of the Committee