

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

July 6, 2021

The Minutes of the Committee of the Whole Meeting held on July 6, 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

C. Carter, General Manager Planning & Development Services

C. Crabtree, General Manager Corporate Services

S. Hartman, General Manager Parks, Recreation & Culture

D. Pollock, General Manager Engineering Services

P. Hlavac-Winsor, General Council

S. Nichols, Corporate Officer

T. Thompson, Director of Finance

A. Gaunt, Legislative Coordinator/Recording Secretary

Other Staff as Required

M. Baski, Planner 2

Y. Chui, Recreation Manager - Arts & Community Connections

C. Goddard, Director of Planning

j. Kim, Computer Specialist

A. Kopystynski, Planner 2

M. McMullen, Manager of Community Planning and
Environmental Services

C. Neufeld, Manager of Parks Planning & Development

A. Rieu, Planner 1

R. Tardiff, 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 Yousef chose to participate virtually.
Acting Mayor Svendsen chaired the meeting from Council Chambers.

Note: Councillor Duncan was not in attendance at the start of the meeting.

1. **CALL TO ORDER**

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of June 15, 2021

It was moved and seconded

That the minutes of the June 15, 2021 Committee of the Whole Meeting be adopted.

CARRIED

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

3.1 **Public Art Steering Committee Annual Update**

- **Susan Hayes, Public Art Steering Committee Co-Chair**

Y. Chui, Recreation Manager - Arts & Community Connections, introduced Susan Hayes and highlighted Ms. Hayes background and experience.

Ms. Hayes gave a presentation providing the annual update and a year in review for the Public Art Steering Committee. She provided an overview of the committee's duties and purpose and its history and highlighted future projects, those as works in progress and those completed.

Note: Councillor Duncan joined the meeting at 1:45 p.m. She participated virtually.

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

1101 **2021-195-AL, 12705 248 Street, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated July 6, 2021 recommending that Application 2021-195-AL to construct a new house on the property while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

A. Rieu, Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Non-Adhering Residential Use in the Agricultural Land Reserve, 12705 248 Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1102 2021-023-RZ, 12080 228 Street, RS-1 to R-3

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7762-2021 to rezone from RS-1 (Single Detached Residential) to R-3 (Single Detached [Intensive] Urban Residential) to permit a future subdivision of approximately three lots and a rear access lane be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

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

It was moved and seconded

That the staff report dated July 6, 2021 titled “First Reading, Zone Amending Bylaw No. 7762-2021, 12080 228 Street” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1103 2021-280-RZ, 22306 122 Avenue, RS-1 to RT-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7773-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a fourplex be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

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

It was moved and seconded

That the staff report dated July 6, 2021 titled “First Reading, Zone Amending Bylaw No. 7773-2021, 22306 122 Avenue” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1104 2021-320-RZ, 12209, 12219, 12231, 12241 and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2

Staff report dated July 6, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7771-2021 to redesignate from Single-Family Residential to Low-Rise Apartment Residential within the Town Centre and that Maple Ridge Zone Amending Bylaw No. 7772-2021 to rezone from RS-1 (Single-Family Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of two 4-storey buildings containing approximately 117 residential 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.

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

Steven Jedreicich, Applicant Representative – Ledingham McAllister

Mr. Jedreicich provided further information and clarification on the request for a variance to allow a lower parking requirement. He addressed questions from Council.

It was moved and seconded

That the staff report dated July 6, 2021 titled “First Reading, Official Community Plan Amending Bylaw No. 7771-2021; First Reading, Zone Amending Bylaw No. 7772-2021, 12209, 12219, 12231, 12241 and 12251 222 Street, and 22190 123 Avenue” be referred back to staff.

CARRIED

Councillor Duncan - Opposed

1105 2021-244-RZ, 13917 and 13992 Silver Valley Road, RS-3 to R-1 and R-2

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7768-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 17 residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, D, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application

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

Addie Anderson – Applicant Representative

Ms. Anderson addressed questions on a water feature as shown on the Neighbourhood Context Plan.

It was moved and seconded

That the staff report dated July 6, 2021 titled “First Reading, Zone Amending Bylaw No. 7768-2021, 13917 and 13992 Silver Valley Road” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1106 2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS-1 to RM-1

Staff report dated July 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7587-2019 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of 15 dwelling units be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated July 6, 2021 titled “Second Reading, Zone Amending Bylaw No. 7587-2019, 12162, 12170 and 12178 Fletcher Street” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1107 2017-319-DVP, 13589 232 Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-319-DVP to reduce front and rear yard setbacks and lot depth for Lots 4 and 5 and to reduce the road Right-Of-Way width for proposed 231A Street.

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

It was moved and seconded

That the staff report dated July 6, 2021 titled “Development Variance Permit, 13589 232 Street” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1108 2019-310-DVP, 11232 Dartford Street

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-310-DVP to reduce the rear lot line setback to permit the building as built under the H-1 (Heritage Commercial) zone.

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

Note: Councillor Robson left the meeting at 3:02 p.m. during the staff presentation. He did not return to the meeting.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit, 11232 Dartford Street" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1109 2021-248-DVP, 26475 108 Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2021-248-DVP to vary the maximum area of the farm home plate, the maximum depth of the farm home plate from the front lot line and the maximum distance from the front lot line to any portion of the single detached residential building.

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

It was moved and seconded

That the staff report dated July 6, 2021 titled "Development Variance Permit, 26485 108 Avenue" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

Councillor Duncan – OPPOSED

1110 2020-414-DVP, 2020-414-DP, 22311 North Avenue

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-414-DVP to reduce required parking spaces, to vary rear yard setbacks and to waive the requirements for concealed parking for the apartment uses and private outdoor areas for each dwelling unit and that the Corporate Officer be authorized to sign and seal 2020-414-DP to permit construction of a six (6) storey mixed use Commercial/Residential building with 34 apartment units for supportive rental housing and approximately 24 m² of office space on the ground floor.

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

Sheila McLaughlin, Anthony Boni & Teresa Green – Applicant Representatives

Ms. McLaughlin addressed questions from Council and provided clarification on services to be provided.

Mr. Boni provided clarification on questions related to parking.

Ms. Green provided further detail and background on services which will be provided at the proposed development.

It was moved and seconded

That the staff report dated July 6, 2021 titled “Development Variance Permit and Development Permit, 22311 North Avenue” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

1111 2020-362-DVP, 2020-362-DP, 11300 Pazarena Place

Staff report dated recommending that the Corporate Officer be authorized to sign and seal 2020-362-DVP for a reduction to the exterior side line and the front lot line and that the Corporate Officer be authorized to sign and seal 2020-362-DP to permit a three storey mixed-used commercial rental housing project.

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

Moved and seconded

It was moved and seconded

That the staff report dated July 6, 2021 titled “Development Variance Permit and Development Permit, 11300 Pazarena Place” be forwarded to the Council Meeting of July 13, 2021.

CARRIED

5. ENGINEERING SERVICES

1131 Latecomer Agreement LC 176/21

Staff report dated July 6, 2021 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 176/21.

It was moved and seconded

That the staff report dated July 6, 2021 titled "Latecomer Agreement LC 176/21" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

6. CORPORATE SERVICES – Nil

7. PARKS, RECREATION & CULTURE

1171 Award of Contract ITT-PL21-19: New Park Construction: Silver Valley Gathering Place

Staff report dated July 6, 2021 recommending that Contract ITT-PL21-19; New Park Construction: Silver Valley Gathering Place be awarded to GPM Civil Contracting Inc., that a contingency be authorized, that the project budget be increased with funding from the Park Development Cost Charge Fund, that the next Financial Plan Bylaw be amended to include the budget increase, and that the Corporate Officer be authorized to execute the contract.

C. Neufeld, Manager of Parks Planning & Development, provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 6, 2021 titled "ITT-PL21-19: New Park Construction: Silver Valley Gathering Place - Award of Contract" be forwarded to the Council Meeting of July 13, 2021.

CARRIED

8. ADMINISTRATION – Nil

9. COMMUNITY FORUM – Nil

10. NOTICE OF CLOSED COUNCIL MEETING – Nil

11. ADJOURNMENT – 3:49 p.m.

R. Svendsen, Chair
Presiding Member of the Committee