

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

April 5, 2022

The Minutes of the Committee of the Whole Meeting held on April 5, 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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**PRESENT**

*Elected Officials*

Mayor M. Morden  
Councillor J. Dueck  
Councillor C. Meadus  
Councillor G. Robson  
Councillor R. Svendsen  
Councillor A. Yousef

**ABSENT:**

Councillor K. Duncan

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*Appointed Staff*

S. Hartman, Chief Administrative Officer  
C. Carter, General Manager Planning & Development Services  
C. Crabtree, General Manager Corporate Services  
S. Labonne, General Manager Parks, Recreation and Culture  
D. Pollock, General Manager Engineering Services  
P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services  
S. Nichols, Corporate Officer

*Other Staff as Required*

M. Baski, Senior Planner  
C. Goddard, Director of Planning  
A. Grochowich, Planner  
F. Smith, Director of Engineering  
T. Thompson, Director of Finance

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

Note: Due to the COVID-19 pandemic, Councillor Robson and Councillor Svendsen chose to participate electronically. The Acting Mayor chaired the meeting from Council Chambers.

Note: Councillor Svendsen was absent 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 March 15, 2022

It was moved and seconded

That the minutes of the March 15, 2022 Committee of the Whole Meeting be adopted.

CARRIED

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

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

1101 2021-008-RZ, 12387 203 Street, RS-1 to RT-2

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7815-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of a triplex building, be given first reading and that applicant provide information as described in the staff report.

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

Note: Councillor Svendsen entered the meeting electronically at 11:04 a.m. during questions from Council.

It was moved and seconded

That the staff report dated April 5, 2022, titled "First Reading, Zone Amending Bylaw No. 7815-2021, 12387 203 Street" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1102 2019-402-RZ, 9450 287 Street, Discharge of Land Use Contract

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7833-2022 to discharge the land use contract from the subject property be given first and second reading and forwarded to Public Hearing.

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

It was moved and seconded

That staff report dated April 5, 2022, titled "First and Second Reading, Zone Amending Bylaw No. 7833-2022, 9450 287 Street" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1103 2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road, RS-1 to C-3

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7690-2020 to rezone from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial) to permit the future construction of a six-storey mixed use commercial/residential apartment be given second reading and forwarded to Public Hearing.

W. Cooper, Planner, provided a summary presentation and staff and the applicant responded to Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled "Second Reading, Zone Amending Bylaw No. 7690-2020, 12026 Dunbar Street and 22137 Dewdney Trunk Road" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1104 2018-429-RZ, 11052 240 Street, RS-3 to R-3

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7514-2018 be given second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7515-2018 to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of approximately five lots, be given second reading 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 the staff report dated April 5, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7514-2018, Second Reading, Zone Amending Bylaw No. 7515-2018, 11052 240 Street" be forwarded to the Council meeting of April 12, 2022.

CARRIED

Councillor Robson – OPPOSED

**1105 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2**

Staff report dated April 5, 2022, recommending that official Community Plan Amending Bylaw No. 7832-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision to create six bare-land strata single-family lots, be given second reading and forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated April 5, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7832-2022, Second Reading, Zone Amending Bylaw No. 7528-2019, 24440 128 Avenue" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

**1106 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1 b**

Staff report dated April 5, 2022 recommending that Official Community Plan Amending Bylaw No. 7691-2020 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of approximately five lots be given second reading and forwarded to Public Hearing.

M. Baski, Senior Planner, provided a summary presentation and staff responded to Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7691-2020, Second Reading, Zone Amending Bylaw No. 7692-2020, 23939 Fern Crescent" be forward to the Council Meeting of April 12, 2022.

CARRIED

**1107 2021-131-RZ, 23103 136 Avenue, A-2 to R-2**

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7839-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7725-2021 to rezone from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately 20 lots be given second reading and forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated April 5, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7839-2022, Second Reading, Zone Amending Bylaw No. 7725-2021, 23103 136 Avenue" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

**1108 2017-184-DVP, 12841 235A Street**

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-184-DVP to reduce the front yard setback.

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

It was moved and seconded

That the staff report dated April 5, 2022, titled "Development Variance Permit, 12841 235A Street" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

Councillor Robson - OPPOSED

**1109 2021-493-DVP, 22311 119 Avenue, Development Variance Permit and Payment-in-lieu of Parking**

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-493-DVP to reduce the number of parking spaces.

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

It was moved and seconded

That staff report dated April 5, 2022, titled "Notification of Payment-in-Lieu of Parking Requirement, 22311 119 Avenue" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

**1110 2021-264-DP, 25123 and 25171 112 Avenue, Intensive Residential Development Permit**

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-264-DP respecting the form and character of 22 R-3 (Special Amenity Residential District) zones lots.

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

It was moved and seconded

That the staff report dated April 5, 2022, titled "Intensive Residential Development Permit, 25123 and 25171 112 Avenue – Phase 2" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

**1111 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)**

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaws 7734-2021 (Policy) and 7735-2021 (Land Use Designation) be given second reading and forwarded to Public Hearing and that Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation) be given second reading and forwarded to Public Hearing to ensure the development of a cohesive road network, servicing access and environmental package, while maximizing employment potential.

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

NOTE: Due to technical difficulties Councillor Svendsen left the meeting at approximately 12:23 and his attendance thereafter was intermittent before leaving at 12:31. He did not return.

It was moved and seconded

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaws 7734-2021 (Policy) and 7735-2021 (Land Use Designation) be given second reading and forwarded to Public Hearing and that Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation) be

given second reading and forwarded to Public Hearing to ensure the development of a cohesive road network, servicing access and environmental package, while maximizing employment potential.

CARRIED

5. ENGINEERING SERVICES

1131 Award on Contract: Annual Pavement Rehabilitation Program - Various Locations  
Contract Renewal: ITT-OP21-30

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to execute the contract extension with B.A. Blacktop Ltd.

It was moved and seconded

That the staff report dated April 5, 2022, titled "Award of Contract Annual Pavement Rehabilitation Program – Various Locations Contract Renewal: ITT-OP21-30" be forwarded to the Council Meeting of April 12, 2022.

CARRIED

6. CORPORATE SERVICES – Nil

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION – Nil

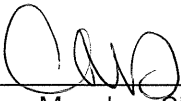
9. COMMUNITY FORUM – Nil

Soo Wong

Expressed concern with the potential of the land they own being designated conservation and requested clarification as to when they would have an opportunity to express their concerns with the Official Community Plan amendment.

10. NOTICE OF CLOSED COUNCIL MEETING – Nil

11. ADJOURNMENT – 12:53 p.m.

  
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Chelsa Meadus, Chair  
Presiding Member of the Committee