

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

February 5, 2019
1:31 p.m.
Council Chamber

PRESENT

Elected Officials

Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

P. Gill, Chief Administrative Officer
D. Pope, Director of Recreation and Community
Engagement
F. Quinn, General Manager Public Works and Development
Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning

ABSENT:

Mayor M. Morden

Other Staff as Required

M. Baski, Planner 2
D. Hall, Planner 2
D. Boag, Director of Parks and Facilities

1. **CALL TO ORDER**

Councillor Judy Dueck, Presiding Member, called the meeting to order at 1:31 pm.
Councillor Dueck advised on the procedural rules for the meeting.

Councillor Duncan entered the meeting at 1:32 p.m.

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of January 22, 2019

It was moved and seconded

**That the minutes of the January 22, 2019 Committee of the Whole Meeting
be adopted.**

CARRIED

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

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

1101 **2018-325-RZ, 12581 243 Street, RS-3 to RS-2**

Staff report dated February 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7495-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two lots 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 a Subdivision application.

C. Goddard, Manager of Development and Environmental Services provided introductory comments outlining previous Council direction on suburban residential land use. He gave a PowerPoint presentation including the following information:

- Suburban Residential and Estate Suburban Residential OCP Designations background and history of Council decisions
- Subject Map
- Official Community Plan and Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Staff Recommendation
- 2017 recommended to council not to change estate suburban and suburban residential lands

Staff responded to questions relative to water and sewer services.

It was moved and seconded

That the staff report dated February 5, 2019 titled "First Reading, Zone Amending Bylaw No. 7495-2018, 12581 243 Street" be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1102 **2018-249-RZ, 25180 108 Avenue, A-2 & RS-3 to A-1 & RS-2**

Staff report dated February 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7517-2018 to rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to A-1 (Small Holding Agricultural) and RS-2 (One Family Suburban Residential) be given first reading and that the applicant provide further information as described on Schedules A, B, F, G & J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

D. Hall, Planner 2, gave a PowerPoint presentation including the following information:

- Applicant Information

- Subject Map
- Official Community Plan and Neighbourhood Plan Context
- Site Characteristics
- Development Proposal Proposed Site Plan
- Staff Recommendation

Staff answered questions relative to water and sewer services, and tree retention.

It was moved and seconded

That the staff report dated February 5, 2019 titled “First Reading, Zone Amending Bylaw No. 7517-2018, 25180 108 Avenue” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1103 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2

Staff report dated February 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7221-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) not be given first reading or to proceed with a re-designation back to Suburban Residential to accommodate the proposed zone.

C. Goddard, Manager of Development and Environmental Services, gave a PowerPoint presentation including the following information:

- Applicant Information Subject Map
- Official Community Plan and Neighbourhood Plan Context
- Site Characteristics and access restrictions
- Development Proposal
- Proposed Site Plan
- Staff Recommendation

Staff answered questions relative to surrounding land use designation, slope of the property and access to the property.

It was moved and seconded

That the staff report dated February 5, 2019 titled “First Reading, Zone Amending Bylaw No. 7221-2016, 24138 Lougheed Highway” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1104 2017-184-RZ, 23585 128 Avenue

Staff report dated February 5, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019 to re-designate a portion of the subject property to Conservation for the riparian setback area of Dogwood

Creek be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7392-2017 to allow a text amendment to the RS-2 (One Family Suburban Residential) zone with density provisions to create a 5 lot subdivision be given second reading and be forwarded to Public Hearing.

D. Hall, Planner 2, gave a PowerPoint presentation including the following information and advised that the applicant David Laird was in the audience to answer questions:

- Applicant Information
- Subject Map
- Official Community Plan and Neighbourhood Plan Context
- Site Characteristics and density bonus provisions
- Development Proposal
- Proposed Site Plan
- Staff Recommendation, and Terms and Conditions

Staff answered questions relative to water and sewer services, and tree retention.

It was moved and seconded

That the staff report dated February 5, 2019 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7530-2019, Second Reading, Zone Amending Bylaw No. 7392-2017; 23585 128 Avenue” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1105 2019-004-DVP, 12705 235 Street

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-004-DVP respecting property located at 12705 235 Street.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Development Variance Permit, 12705 235 Street” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1106 2016-176-DVP, 23710 133 Avenue

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-176-DVP respecting property located at 23710 133 Avenue.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Development Variance Permit, 23710 133 Avenue” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1107 2016-176-DP, 23710 133 Avenue

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-176-DP respecting property located at 23710 133 Avenue.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Development Permit, 23710 133 Avenue” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1108 Ministry of Transportation and Infrastructure Project 12452-0002 Highway 7 Corridor Improvements – Haney Bypass Intersection Improvements Project: Contribution Agreement Approval

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to execute the Contribution Agreement titled: Project 12452-0002 Highway 7 Corridor Improvements – Haney Bypass Intersection Improvements Project for the value of \$3,500,000.00 including project contingency.

D. Pollock, Municipal Engineer, provided the background on the item and answered questions relative to the timing and installation method.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Ministry of Transportation and Infrastructure Project 12452-0002 Highway 7 Corridor Improvements - Haney Bypass Intersection Improvements Project: Contribution Agreement Approval” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1109 Contract ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street) – Update

Staff report dated February 5, 2019 recommending that the BA Blacktop Ltd. contract for ITT-EN18-37: Downtown Enhancements – Loughheed Highway (224 Street to 226 Street) be increased by \$350,000.00 to address the additional roadworks and that the funds be allocated from TransLink Major Road Network (MRN), Operation, Maintenance and Rehabilitation (OMR) funding.

D. Pollock, Municipal Engineer, provided the background on the item and answered questions relative to communication with business owners. He advised under existing road, there are areas where organic material has been found which will limit the life service of the road. He explained the repair procedure and timeline.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Contract ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street) - Update” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

5. CORPORATE SERVICES

1131 Economic Development Committee Amending Bylaw

Staff report dated February 5, 2019 recommending that Maple Ridge Economic Development Committee Amending Bylaw No. 7531-2019 be given first, second and third readings.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Maple Ridge Economic Development Committee Amending Bylaw 7531-2019” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

6. PARKS, RECREATION & CULTURE

1151 Emerald Pig Theatrical Society License to Occupy Agreement

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to execute the Licence-to-Occupy Agreement with the Emerald Pig Theatrical Society for a five-year term.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Emerald Pig Theatrical Society Licence to Occupy Agreement” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1152 Maple Ridge Lapidary Club Lease Agreement

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to execute a Lease Agreement with the Maple Ridge Lapidary Club for a five-year term.

It was moved and seconded

That the staff report dated February 5, 2019 titled “Maple Ridge Lapidary Club Lease Agreement” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

1153 South Albion Neighbourhood Park Contribution

Staff report dated February 5, 2019 recommending that the City of Maple Ridge’s funding contribution of \$578,000 for the South Albion area neighbourhood park amenities be released to School District No. 42 towards the construction of a playground, sports court, pathways and sports field at 24093 – 104 Avenue.

Staff responded to questions relative to contributions from School District No. 42 and the funding to be used for the project.

It was moved and seconded

That the staff report dated February 5, 2019 titled “1153 – South Albion Neighbourhood Park Contribution” be forwarded to the Council Meeting of February 12, 2019.

CARRIED

Councillor Yousef left the meeting at 3:00 p.m.

7. **ADMINISTRATION (including Fire and Police) – Nil**
8. **OTHER COMMITTEE ISSUES – Nil**
9. **ADJOURNMENT – 3:02 p.m.**

10. **COMMUNITY FORUM** – Nil

Councillor Judy Dueck
Presiding Member of the Committee