

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

March 19, 2019  
1:30 p.m.  
Council Chamber

---

<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works and Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation and Community Engagement
Councillor K. Duncan	L. Benson, Director of Corporate Administration
Councillor C. Meadus	C. Nolan, Director of Finance
Councillor Robson	C. Carter, Director of Planning
Councillor R. Svendsen	<i>Other Staff as Required</i>
Councillor A. Yousef	D. Pollock, Municipal Engineer
	C. Goddard, Manager of Development and Environmental Services
	A. Kopystynski, Planner 2, Development and Environmental Services
	D. Hall, Planner 1, Development and Environmental Services
	R. Stott, Environmental Planner 2, Development and Environmental

---

1. **CALL TO ORDER**

Councillor Kirsten Duncan, Presiding Member, called the meeting to order at 1:34 p.m. Councillor Duncan advised on the procedural rules for the meeting.

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of March 5, 2019

It was moved and seconded

**That the minutes of the March 5, 2019 Committee of the Whole Meeting be adopted.**

CARRIED

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

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

1101 **2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2**

Staff report dated March 19, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a 4 unit Courtyard residential project 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.

A. Kopystynski, Planner 2, Development and Environmental Services, gave a PowerPoint presentation including the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Elevation Plans
- Staff Recommendation

Staff answered questions relative to mail boxes and resident parking.

It was moved and seconded

**That the staff report dated March 19, 2019 titled “First Reading, Zone Amending Bylaw No. 7533-2019, 21640 124 Avenue” be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

1102 **2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street, RS-3 to RS-2**

Staff report dated March 19, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019 to adjust the areas designated *Conservation* be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7343-2017 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision and a 8.19 hectare (20

acre) park dedication be given second reading and be forwarded to Public Hearing.

D. Hall, Planner 1, Development and Environmental Services, advised that the applicant and qualified professionals were in the audience to answer any specific questions of Council. Ms. Hall then gave a PowerPoint presentation including the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Rationale for Density Bonus
- Proposed Site Plan
- Proposed Bridge
- Staff Recommendation

Staff answered questions in relation to:

- trails linking to the hot rocks area;
- parkland designation;
- peer review process;
- geotechnical and flood plain concerns; and,
- lot size options for the proposed development

Don Bowins of DB Bowins and Associates introduced himself and provided a brief history of his experience. Mr. Bowins spoke to Council relative to flood plain concerns and affects to surrounding residents. He provided background on the hydraulic study, flood plain study and geotechnical reports. He addressed the question relative to the number of lots planned advising that the development would still be tied to the same Provincial and Municipal fill regulations regardless of the number of lots.

It was moved and seconded

**That the staff report dated March 19, 2019 titled “First and Second Reading - Official Community Plan Amending Bylaw No. 7537-2019; Second Reading – Zone Amending Bylaw No. 7343-2017; 12555, 12599 & 12516 240<sup>th</sup> Street, and 12511 241 Street” be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

Councillor G. Robson – OPPOSED

### 1103 Aquifer Mapping Update

Staff report dated March 19, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7511-2018 to amend figure 7 Aquifer Map be given first reading.

C. Carter, Director of Planning, provided Council with introduction and explanation of the nature of the item. Ms. Carter advised that the map was included in the OCP as a reference document at the request of residents and the approval of the Council of the day. Ms. Carter then advised of the approval process for the item.

R. Stott, Environmental Planner 2, gave a PowerPoint presentation including the following information:

- Information
- Background and Provincial Vulnerable Aquifers definition
- Groundwater Falls Under Provincial Jurisdiction clarification
- Municipal Context 2006 OCP recognized dependency on ground water; water resource component of OCP; and, quality and quantity of water;
- Rationale for update and history of aquifer mapping
- Current OCP Aquifer Map Figure 7
- Updated Provincial Aquifer Map 7a does not include areas on city water now not identified on current map
- Proposed City Aquifer Map 7b
- Proposed consultation process to include local community advisory panels, the Urban Development Institute, First Nations, other advisory boards, and general public through workshops to gather comments.

Staff answered questions relative to the need for the map inclusion in the OCP and the jurisdiction of ground water/aquifers.

Council discussed the inclusion of the map in the OCP, given it is prepared by and under the jurisdiction of the Province, and whether or not the map should continue to be included in the City's OCP.

Staff answered questions relative to the Thornhill Urban Reserve and water connection to this area of the City.

It was moved and seconded

**That staff eliminate map 7 from Official Community Plan and refer to the Provincial map.**

The motion was withdrawn by majority consent.

It was moved and seconded

**That the staff report dated March 19, 2019 titled “First Reading OCP Amending Bylaw No. 7511-2018; Aquifer Mapping Update” be forwarded to the Council Meeting of March 19, 2019.**

DEFEATED

Councillor C. Meadus, Councillor G. Robson, Councillor R. Svendsen, Councillor J. Dueck, Councillor A. Yousef - OPPOSED

It was moved and seconded

**That staff prepare a new amending bylaw and report to remove map Figure 7 (Aquifer) from the OCP and replace the map with language to clarify that groundwater sources are under the jurisdiction of the Province and to refer to the Provincial government regarding aquifers in the community.**

CARRIED

Councillor K. Duncan – OPPOSED

#### **1104 2016-009-DVP, 23729 Dewdney Trunk Road**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-009-DVP respecting property located at 23729 Dewdney Trunk Road.

The Corporate Officer advised that 183 letters sent out and at the time of the meeting no responses had been received.

Staff answered questions relative to the possibility of a left turn lane and other access possibilities into the proposed development.

Councillor A. Yousef left the meeting at 2:46 p.m.

It was moved and seconded

**That the staff report dated March 19, 2019 titled “Development Variance Permit, 23729 Dewdney Trunk Road” be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

#### **1105 2018-200-DVP, 23525 Dogwood Avenue**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-200-DVP respecting property located at 23525 Dogwood Avenue.

The Corporate Officer advised that 8 letters sent out and at the time of the meeting no responses had been received.

It was moved and seconded

**That the staff report dated March 19, 2019 titled "Development Variance Permit, 23525 Dogwood Avenue" be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

**1106 2017-078-DVP, 22368 North Avenue**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-078-DVP respecting property located at 22368 North Avenue.

Staff answered questions relative to parking concerns.

Councillor A.Yousef returned to the meeting at 2:49 p.m.

Councillor G. Robson left the meeting at 2:52 p.m.

It was moved and seconded

**That the staff report dated March 19, 2019 titled "Development Variance Permit, 22368 North Avenue" be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

**1107 2017-078-DP, 22368 North Avenue**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-078-DP respecting property located at 22368 North Avenue.

Staff advised that the proposed development had been reviewed and supported by Advisory Design Panel.

It was moved and seconded

**That the staff report dated March 19, 2019 titled "Development Permit, 22368 North Avenue" be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

**1108 2013-117-DP, 12182 228 Street**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2013-117-DP respecting property located at 12182 228 Street.

Staff advised that the proposed development complies with Development Permit Guidelines.

Councillor G. Robson returned to the meeting at 2:53 p.m.

It was moved and seconded

**That the staff report dated March 19, 2019 titled "Development Permit, 12182 228 Street" be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

**1109 2019-069-DP, 22255 Dewdney Trunk Road**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2017-061-DP and that the Corporate Officer be authorized to sign and seal 2019-069-DP respecting property located at 22255 Dewdney Trunk Road.

It was moved and seconded

**That the staff report dated March 19, 2019 titled "Development Permit, 22255 Dewdney Trunk Road" be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

**1110 Contract Award: Pavement Rehabilitation Program**

Staff report dated March 19, 2019 recommending that the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd. in the amount of \$1,565,969.03 excluding taxes and that additional work locations may be added under the extra work provisions in the contract up to \$600,000 and that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,565,969.03 plus the extra work provisions.

Staff responded to concerns in relation to the procurement process and purchasing policy advising that this is on the Council Workplan. Staff advised that the company was used last year and did a great job and stayed on budget.

It was moved and seconded

**That the staff report dated March 19, 2019 titled "Contract Award: Pavement Rehabilitation Program" be forwarded to the Council Meeting of March 19, 2019.**

CARRIED

5. ***CORPORATE SERVICES*** – Nil
  
6. ***PARKS, RECREATION & CULTURE*** – Nil
  
7. ***ADMINISTRATION (including Fire and Police)*** – Nil
  
8. ***OTHER COMMITTEE ISSUES*** – Nil
  
9. ***ADJOURNMENT*** 2:58 p.m.

---

Councillor K. Duncan  
Presiding Member of the Committee