

COMMITTEE OF THE WHOLE MEETING MINUTES

March 24, 2020

The Minutes of the Committee of the Whole Meeting held on March 24, 2020 at 1:40 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	<i>Other Staff as Required</i>
Councillor A. Yousef	C. Goddard, Director of Planning
	W. Cooper, Planner 1, Development and Environmental Services
	A. Kopystynski, Planner 2, Development and Environmental Services
	M. McMullen, Manager of Development and Environmental Services

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: All of Council with the exception of the Mayor attended remotely

1. ***CALL TO ORDER***

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

2.1 Minutes of the Committee of the Whole Meeting of March 3, 2020

It was moved and seconded

That the minutes of the March 3, 2020 Committee of the Whole Meeting be adopted.

CARRIED

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

4. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

1101 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E and G of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “First Reading, Zone Amending Bylaw No. 7628-2020, 24392 104 Avenue” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1102 2019-268-RZ, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street, C-3 and RS-1 to RM-2

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7584-2019 to rezone the subject properties from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit office space at ground level and 111 apartment 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.

A. Kopystynski, Planner 2, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “First Reading, Zone Amending Bylaw No. 7584-2019, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street ” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1103 2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road, RS-1 to CD-2-20

Staff report dated March 24, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7627-2020 to rezone the subject properties from RS-1 (One Family Urban Residential) to CD-2-20 (Comprehensive Development) to permit the future construction of an apartment building with commercial as part of the ground floor be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

The Manager of Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “First Reading, Zone Amending Bylaw No. 7627-2020, 22904, 22910 and 22922 Dewdney Trunk Road” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1104 2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue, RS-3 to RS-1d

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020 to adjust areas designated Low Density Residential and to amend the Conservation boundary be given first and second reading and be forwarded to public Hearing and that Maple Ridge Zone Amending Bylaw No. 7463-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a future subdivision of approximately 19 lots be given second reading and be forwarded to Public Hearing.

W. Cooper, Planner 1, Development and Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7624-2020; Second Reading, Zone Amending Bylaw No. 7463-2018, 24331 110 Avenue and 24315 110 Avenue” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1105 2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020 to adjust the Low Density Residential designation and the Conservation area boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7464-2018 to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential), with a density bonus, to permit a future subdivision of approximately 12 lots be given second reading and be forwarded to Public Hearing.

W. Cooper, Planner 1, Development and Environmental Services, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7625-2020; Second Reading, Zone Amending Bylaw No. 7464-2018, 24387 110 Avenue” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1106 2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue, RS-3 to R-1

Staff report dated March 24, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019 to re-designate land uses to allow proposed R-1 zoning be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7547-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately six single family lots be given first and second reading and be forwarded to Public Hearing and that the developer be required to pay the City an amount that equals 5% of the market value of the land required for parkland purposes.

M. Baski, Planner 2, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7554-2019; Second Reading, Zone Amending Bylaw No. 7547-2019, 23250 Silver Valley Road and 23267 137 Avenue” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1107 Award of Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications

Staff report dated March 24, 2020 recommending that Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications be awarded to Fraser City Installations (1989) Ltd., that a project contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

The General Manager of Engineering Services spoke to the staff report and responded to questions from Council.

It was moved and seconded

That the staff report dated March 24, 2020 titled “Award of Contract ITT-EN20-5: 248 Street and Dewdney Trunk Road Traffic Signal Modifications” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

5. ***CORPORATE SERVICES*** - Nil

6. ***PARKS, RECREATION & CULTURE*** – Nil

7. ***ADMINISTRATION (including Fire and Police)***

1171 Strategic Plan Progress Report & Council Strategic Check-In

Staff report dated March 24, 2020 recommending that Council reaffirm the 2019-2022 Corporate Strategic Plan per its February 3, 2020 Council Workshop directions and further, that Council endorse the revised 2020 Council Workshop Matrix (Appendix C) to reflect the shift in emphasis to Economic Development and Communication.

The Chief Administrative Officer spoke to the staff report and answered Council questions.

It was moved and seconded

That the staff report dated March 24, 2020 titled “Strategic Plan Progress Report & Council Strategic Check-In” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

1172 Mayor & Council Correspondence Policy

Staff report dated March 24, 2020 recommending that the amended Mayor & Council Correspondence Policy be endorsed.

The Acting General Manager of Corporate Services spoke to the staff report and answered Council questions.

It was moved and seconded

That the staff report dated March 24, 2020 titled “Mayor & Council Correspondence Policy” be forwarded to the Council Meeting of March 31, 2020.

CARRIED

OPPOSED – Councillor Duncan

8. ***OTHER COMMITTEE ISSUES*** – Nil

9. ***ADJOURNMENT*** – 3:28 p.m.

Mayor Morden, Chair
Presiding Member of the Committee