

**COMMITTEE OF THE WHOLE MEETING MINUTES**

July 7, 2020

The Minutes of the Committee of the Whole Meeting held on July 7, 2020 at 1:31 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	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	T. Thompson, Chief Financial Officer
Councillor A. Yousef	<b>Other Staff as Required</b>
	M. Baski, Planner 2
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	M. McMullen, Manager of Development and Environmental Services
	M. Orsetti, Director Bylaw & Licensing Services
	V. Richmond, Director of Parks & Facilities
	M. Vogel, Computer Support Specialist

---

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

Note: Due to the COVID-19 pandemic, Council members participated electronically.  
The Mayor 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 16, 2020

It was moved and seconded

**That the minutes of the July 20, 2020 Committee of the Whole Meeting be adopted.**

CARRIED

Note: Councillor Duncan entered the meeting at 1:34 p.m.

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

3.1 **Corporate Quarterly Report**

Staff report dated July 7, 2020 introducing a presentation highlighting the progress within each division between January 1, 2020 to May 31, 2020.

A presentation was given by staff providing highlights of the progress of work carried out within each City department in the first part of 2020.

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

1101 **2014-003-CU, 19975, 19989 and 19997 Dunn Avenue, Temporary Use Permit Renewal**

Staff report dated July 7, 2020 recommending that Temporary Use Permit 2014-003-CU located at 19975, 19989 and 19997 Dunn Avenue be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the permit.

M. Baski, Planner, provided a summary presentation.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

1102 **2020-186-RZ, 19975, 19989, 19997, 20019, and 20035 Dunn Avenue, RS-3 to CD-4-20**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7656-2020 to rezone from RS-3 (One Family Rural Residential) to CD-4-20 (Comprehensive Development) to permit vehicle storage for an adjacent car dealership to the north be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

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

Note: Councillor Duncan left the meeting at 3:09 p.m. and was absent for the vote.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “First Reading, Zone Amending Bylaw No. 7656-2020, 19975, 19989, 19997, 20019, and 20035 Dunn Avenue” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

Councillor Robson – OPPOSED

**1103 2019-405-RZ, 10294 240 Street, RS-2 to RM-1**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7646-2020 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future construction of approximately 15 strata townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879–1999.

The Manager of Planning and Development Services provided a summary presentation and answered Council questions.

Note: Councillor Duncan reentered the meeting at 3:13 p.m. during the staff presentation.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “First Reading, Zone Amending Bylaw No. 7646-2020, 10294 240 Street” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

**1104 2020-014-RZ, 12209 Laity Street, RS-1 to R-1**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7648-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of two lots of approximately 454 m<sup>2</sup> each be given first reading and that applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

The Manager of Planning and Development Services provided a summary presentation and answered Council questions.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “First Reading, Zone Amending Bylaw No. 7648-2020, 12209 Laity Street” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

**1105 2020-164-RZ, Cannabis Retail Store Text Amendment**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7650-2020 to remove the 1000 metre minimum distance separation between cannabis retail stores be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner, provided a summary presentation and answered Council questions. The General Manager of Planning and Development provided further clarification on questions from Council.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “First and Second Reading, Zone Amending Bylaw No. 7650-2020, Cannabis Retail Store Text Amendment” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

**1106 Proposed New Cannabis Retail Store at 510 - 20395 Lougheed Highway**

Staff report dated July 7, 2020 providing the options of approving or denying an application for a non-medical cannabis retail store by Muse Cannabis Stores Ltd. located at 510 - 20395 Lougheed Highway, Maple Ridge and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

The applicant, Mike McKee, partner in Muse Cannabis Store, provided a summary presentation and answered Council questions.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “Proposed New Cannabis Retail Store at 510 – 20395 Lougheed Highway” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

Councillor Robson – OPPOSED

Note: Councillor Yousef left the meeting at 3:45 p.m.

**1107 Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020**

Staff report dated July 7, 2020 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020 to allow the Maple Ridge Business Centre and Edge Street parking lots to change to a “pay by plate” model be given first, second and third reading.

The Director of Bylaw and Licensing Services reviewed the report and answered Council questions.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020” be forwarded to the Council Meeting of dated, 2020.**

CARRIED

**5. ENGINEERING SERVICES**

**1131 Award of Contract: ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street)**

Staff report dated July 7, 2020 recommending that Contract ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street) be awarded to Sandpiper Contracting LLP, that a construction contingency be approved to address potential variations in field conditions, that the next Financial Plan Bylaw be amended to increase project funding and to transfer funds from the 2021 approved Capital Plan for Water Replacement Program to 2020 for the water tie-in by Operations and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “Award of Contract ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street)” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

**1132 Award of Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 – 240 Street at Kanaka Creek Bridge**

Staff report dated July 7, 2020 recommending that Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 – 240 Street at Kanaka Creek Bridge be awarded to Targa Contracting (2013) Ltd., that a contract contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “Award of Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 - 240 Street at Kanaka Creek Bridge” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

Note: Councillor Yousef returned to the meeting at 3:49 p.m.

**6. CORPORATE SERVICES**

**1151 Greenhouse Gas Emissions and Climate Action Background Report**

Staff report dated July 7, 2020 providing information on the City's community greenhouse gas emissions, reduction targets and actions.

The Senior Policy and Sustainability Analyst provided a summary presentation and answered Council questions.

It was moved and seconded

**That the staff report dated July 7, 2020 titled “Greenhouse Gas Emissions and Climate Change Action Background Report” be forwarded to the Council Meeting of July 14, 2020.**

CARRIED

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

**8. ADMINISTRATION – Nil**

**9. ADJOURNMENT – 5:02 p.m.**

---

Mayor M. Morden, Chair  
Presiding Member of the Committee