

**COMMITTEE OF THE WHOLE MEETING MINUTES**

July 16, 2019

The minutes of the meeting held on, 2019 at 1:36 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

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***PRESENT***

*Elected Officials:*

Mayor M. Morden

Councillor J. Dueck

Councillor K. Duncan

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

*Appointed Staff*

K. Swift, Acting Chief Administrative Officer

D. Boag, Acting General Manager Parks, Recreation & Culture

C. Carter, General Manager Planning & Development Services

D. Pollock, General Manager Engineering Services

L. Benson, Director of Corporate Administration

*Other Staff as Required*

C. Goddard, Director of Planning

T. Thompson, Chief Financial Officer

A. Kopystynski, Planner 2

D. Hall, Planner 2

W. Cooper, Planner 1

M. Pym, Environmental Planner 1

Purvez Irani, Manager of Transportation

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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: Councillor Yousef 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 July 2, 2019

It was moved and seconded

**That the minutes of the July 2, 2019 Committee of the Whole Meeting be adopted.**

CARRIED

Note: Councillor Yousef joined the meeting at 1:39 p.m.

3. ***DELEGATIONS/STAFF PRESENTATIONS*** (10 minutes each)

3.1 **Maple Ridge Historical Society Annual Report**

- Val Patenaude, Executive Director, Maple Ridge Historical Society
- Yvonne Chui, Recreation Manager Arts & Community Connections

The Recreation Manager Arts & Community Connections introduced the Executive Director of the Maple Ridge Historical Society.

Ms. Patenaude gave a presentation providing information on the Maple Ridge Historical Society and outlining work done during 2018. She advised on future projects for the Historical Society.

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

Note: Item 1151 was dealt with prior to Item 1101

1101 **2019-062-SP, 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046 Soil Deposit Permit Application**

Staff report dated July 16, 2019 recommending that the application for a Soil Deposit Permit for 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046 be approved and forwarded to the Agricultural Land Commission.

The Chair noted verbally that a correction to the agenda is required to remove the text “and forwarded to the Agricultural Land Commission”

The Environmental Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Soil Deposit Permit application for 24366, 24388 River Road, 24548 Lougheed Highway and PID 012-847-046” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

Councillor Duncan - OPPOSED

Note Councillor Duncan excused herself from discussion of Item 1102 at 2:15 pm as she has family living in the area of the application.

**1102 2019-079-SP, 9842 264 Street, Soil Deposit Permit Application**

Staff report dated July 16, 2019 recommending that the application for a Soil Deposit Permit for 9842 264 Street be approved and forwarded to the Agricultural Land Commission.

The Environmental Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Soil Deposit Permit application for 9842 264 Street” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

Note: Councillor Duncan returned to the meeting at 2:20 pm

**1103 2019-229-AL, 20981 123 Avenue, Application for Non-adhering Residential Uses in the Agricultural Land Reserve**

Staff report dated July 16, 2019 recommending that Application 2019-229-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

D. Hall, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Application for non-adhering use in the ALR 20981 123 Avenue” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

**1104 2019-244-RZ, 12155 Edge Street Discharge Land Use Contract No. L74462 and U101211; First Reading Zone Amending Bylaw No. 7567-2019**

Staff report dated July 16, 2019 recommending that Zone Amending Bylaw No. 7567-2019 to discharge Land Use Contract L74462 and U101211 be given first reading to rezone 12155 Edge Street to RM-2 (Medium Density Apartment Residential) to permit the construction of two, 5 storey purpose built rental apartment buildings consisting of 212 units with 256 parking stalls.

W. Cooper, Planner provided a summary presentation. She introduced the applicants.

- Ross Moore, Project Manager, Townline Homes
- Rhys Leitch, Project Architect, Integra Architecture Inc.

Mr. Moore introduced the development team for the proposed project and provided an overview of Townline Homes and projects completed by the company. Mr. Leitch provided information and details on the Edge Street site.

Questions put forward by Council were answered by the applicant and staff.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Discharge Land Use Contract No. L74462 and U101211; First Reading Zone Amending Bylaw No. 7567-2019; 12155 Edge Street” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

**1105 2017-035-RZ, 11775 and 11781 Burnett Street, RS-1 to RM-2, Housing Agreement Bylaw No. 7556-2019**

Staff report dated July 16, 2019 recommending that 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be given first and second reading and third reading concurrent with Maple Ridge Zone Amending Bylaw No. 7325-2017 and that Maple Ridge Zone Amending Bylaw No. 7325-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 64 rental unit apartment building) be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

**That the staff report dated July 16, 2019 titled “First and Second Reading 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019; Second Reading Zone Amending Bylaw No. 7325-2017; 11781 and 11775 Burnett Street” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

**1106 2019-168-DVP, 23988 Dewdney Trunk Road**

Staff report dated July 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-168-DVP to permit third party signs on the subject property limited to the businesses on adjacent parcels on 240 Street.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Development Variance Permit 23988 Dewdney Trunk Road” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

**1107 2019-078-DP, 300 – 20201 Lougheed Highway**

Staff report dated July 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-078-DP to allow the rebranding of a portion of the former Safeway grocery store located at 300 – 20201 Lougheed Highway into a Freshco grocery store.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Development Permit 300-20201 Lougheed Highway” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

**1108 Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019**

Staff report dated July 16, 2019 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be given first, second and third readings.

The Manager of Transportation provided details on proposed amendments to the bylaw and staff answered Council questions.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019” be forwarded to the Council Meeting of July 23, 2019.**

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Duncan, Councillor Meadus,  
Councillor Svendsen, Councillor Robson, Councillor Yousef - OPPOSED

MAIN MOTION

It was moved and seconded

**That Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be referred back to staff and be amended to enforce a complete ban on bicycles on sideways across the City of Maple Ridge.**

AMENDMENT TO MAIN MOTION

It was moved and seconded

**That the additional text “and that the reference relating to the 30 km speed limit on 224 Street for vehicles be removed” be added following the text Maple Ridge.**

CARRIED

Councillor Duncan - OPPOSED

MAIN MOTION AS AMENDED

It was moved and seconded

**That Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be referred back to staff and be amended to enforce a complete ban on bicycles on sideways across the City of Maple Ridge and that the reference relating to the 30 km speed limit on 224 Street for vehicles be removed.**

MOTION AS AMENDED CARRIED

Councillor Duncan, Councillor Meadus - OPPOSED

It was the consensus of Council that further discussion on the bylaw be brought back to a Council Workshop meeting.

**1109 128 Avenue (210 Street to 224 Street) Roadworks Project Close-Out Report**

Staff report dated July 16, 2019 providing information on final project costs for the 128 Avenue corridor from 210 Street to 224 Street roadworks.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “128 Avenue (210 Street to 224 Street) Roadworks Project Close-Out Report” be forwarded to the Council Meeting of July 23, 2019.**

**1110 Award of Contract ITT-OP19-38: McNutt Road PRV Chamber Replacement**

Staff report dated July 16, 2019 recommending that Contract ITT-OP19-38: McNutt Rod PRV Chamber Replacement be awarded to Triahn Enterprises (2018) Ltd., that a construction contingency to address potential variations in field conditions be approved; that the financial plan be amended to increase the budget and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Award of Contract ITT-OP19-38: McNutt Road PRV Chamber Replacement” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

**1111 Award of Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy**

Staff report dated July 16, 2019 recommending that Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy be awarded to GHD; that contingency funding be approved; and that the Corporate Officer be authorized to execute the agreement.

It was moved and seconded

**That the staff report dated July 16, 2019 titled “Award of Contract RFP-EN19-26: Engineering Consulting Services for an Integrated Asset Management Strategy” be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

5. ***CORPORATE SERVICES*** – Nil

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

Note: Item 1151 was dealt with prior to Item 1101

**1151 Maple Ridge Historical Society Operating and Lease Agreement Renewal**

Staff report dated July 16, 2019 recommending that the Maple Ridge Historical Society Operating Agreement be approved, that the Maple Ridge Historical Society Lease Agreement for the Brick Yard House & Office be approved, that the Maple Ridge Historical Society Lease Agreement for St. Andrew's Church be approved and that the Maple Ridge Historical Society Lease Agreement for The Old Post Office be approved and that the Corporate Officer be authorized to execute the agreements.

It was moved and seconded

**That the staff report dated July 16, 2019 titled "Maple Ridge Historical Society Operating and Lease Agreements Renewal" be forwarded to the Council Meeting of July 23, 2019.**

CARRIED

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

8. ***OTHER COMMITTEE ISSUES*** – Nil

9. ***ADJOURNMENT*** – 3:20 p.m.

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C. Meadus, Chair  
Presiding Member of the Committee