

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

September 17, 2019

The minutes of the meeting held on September 17, 2019 at 2:00 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

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***PRESENT***

<i>Elected Officials:</i>	<i>Appointed Staff</i>
Mayor M. Morden	K. Swift, Acting Chief Administrative Officer
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor K. Duncan	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	L. Benson, Director of Corporate Administration
Councillor R. Svendsen	C. Goddard, Director of Planning
Councillor A. Yousef	<i>Other Staff as Required</i>
	W. Cooper, Planner, Development and Environmental Services
	D. Hall, Planner, Development and Environmental Services
	A. Kopystynski, Planner, Development and Environmental Services
	M. Pym, Environmental Planner, Development and Environmental Services

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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: Mayor Morden was not in attendance at the start of the meeting. He joined the meeting at 2:04 p.m.

1. ***CALL TO ORDER***

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

2.1 Minutes of the Committee of the Whole Meeting of September 3, 2019

It was moved and seconded

**That the minutes of the September 3, 2019 Committee of the Whole Meeting be adopted.**

CARRIED

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

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

1101 **2019-062-SP, 24548 Lougheed Highway, 24388 and 24366 River Road and the adjacent lot along Lougheed Highway, Soil Permit Application, Additional Information**

Staff report dated September 17, 2019 providing additional information on Soil Permit Application 2019-062-SP and recommending that the application be approved.

M. Pym, Environmental Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “Additional Information: Soil Deposit Permit application for 24548 Lougheed Highway, 24388 and 24366 River Rd, and the adjacent lot along Lougheed Highway” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

1102 **2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development proceed as presented on June 26, 2018 or that staff work with the applicant with respect to the BC HousingHUB program and provide report on next steps.

W. Cooper, Planner, advised that the application has received first reading for 20 units and that since that time they have partnered with BC HousingHUB and are now seeking to increase the number of units to 23. Ms. Cooper provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “First Reading, Zone Amending Bylaw No. 7470-2018, 23627 132 Avenue” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

**1103 2019-255-RZ, 12297 222 Street and 22175 123 Avenue, RS-1 to RM-4**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7571-2019 to rezone from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) to permit a multi-family building with both market and affordable rental units totaling 78 units be given first reading and that applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999, and Subdivision application.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions. Ms. Cooper advised that the proponent was in attendance to answer Council questions.

It was moved and seconded

**That the staff report dated September 17, 2019 titled "First Reading, Zone Amending Bylaw No. 7571-2019, 12297 222 Street and 22175 123 Avenue" be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

**1104 2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue, CD-1-00 and RS-1 to RM-2**

Staff report dated September 17, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019 to permit a Low-Rise Apartments designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Building) to permit three 5-storey condominium buildings be given second reading and be forwarded to Public Hearing.

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

Note: Councillor Robson left the meeting at 3:00 p.m.

It was moved and seconded

**That the staff report dated September 17, 2019 titled "First and Second Reading, OCP Amending Bylaw No. 7577-2019; Second Reading, Zone Amending Bylaw No. 7366-2017, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue" be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

**1105 2017-185-RZ, 11143 Princess Street, RS-1 to R-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7362-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two lots be given second reading and be forwarded to Public Hearing.

It was moved and seconded

**That the staff report dated September 17, 2019 titled "Second Reading, Zone Amending Bylaw No. 7362-2017, 11143 Princess Street" be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

Note: Councillor Robson returned to the meeting at 3:03 p.m.

**1106 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-2 and A-1 to RS-3**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-2 (Upland Agricultural) and A-1 (Small Holdings Agriculture) to RS-3 (One Family Rural Residential) to permit a subdivision of approximately 4 lots be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

**That the staff report dated September 17, 2019 titled "Second Reading, Zone Amending Bylaw No. 7 483-2018, 28621104 Avenue & 10455 287 Street" be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

Councillor Duncan – OPPOSED

**1107 2016-374-DP, 24070 132 Avenue**

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-374-DP to allow three single family residential lots under the R-1 (Residential District) zone within the Wildfire Development Permit Area.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “Wildfire Development Permit, 24070 132 Avenue” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

**1108 2018-509-DP, 14155 Marc Road**

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-509-DP to allow a 109 single family lot development within the Wildfire Development Permit Area.

Staff answered Council questions relative to tree retention.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “Wildfire Development Permit, 14155 Marc Road” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

**1109 Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service**

Staff report dated September 17, 2019 recommending that staff be authorized to proceed with the 23300 block of Tamarack Lane Local Area Service for sanitary sewer.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “Local Area Service - 23300 Block of Tamarack Lane Sanitary Sewer Service” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

**1110 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary**

Staff report dated September 17, 2019 recommending the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

Staff answered Council questions relative to the sanitary sewer service connection application process.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “12791 232 Street - Request for Sanitary Service Connection Outside Urban Containment Boundary” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

#### 1111 2019-314-RZ, Density Bonus Requirements

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7569-2019 to establish a set of density bonus regulations for new development be given first and second reading and be forwarded to Public Hearing.

A. Grochowich, Planner, Community Planning, provided a summary presentation and staff answered Council questions.

Council directed staff to include the local Chamber of Commerce and the local development community in the Public Hearing consultation process.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “First and Second Reading, Zone Amending Bylaw No. 7569-2019, Density Bonus Requirements” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

#### 5. *CORPORATE SERVICES*

##### 1131 2020-2023 Permissive Tax Exemptions

Staff report dated September 17, 2019 recommending that Maple Ridge Tax Exemption Bylaw No. 7568-2019 to exempt certain types of properties from municipal property taxation be given first, second and third readings

The Corporate Controller answered Council questions.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “2020-2023 Permissive Tax Exemptions” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

Councillor Duncan – OPPOSED

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

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

**1171 Fire Department Master Plan Review**

Staff report dated September 17, 2019 recommending that a phased process to review and update the 2004 Fire Department Master Plan be endorsed.

The Fire Chief provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 17, 2019 titled “Fire Department Master Plan Review” be forwarded to the Council Meeting of October 1, 2019.**

CARRIED

8. ***OTHER COMMITTEE ISSUES*** – Nil

9. ***ADJOURNMENT*** – 3:29 p.m.

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Councillor A. Yousef, Chair  
Presiding Member of the Committee