

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

September 20, 2022

The Minutes of the Committee of the Whole Meeting held on September 20, 2022 at 11:00 a.m. virtually and in Council Chambers 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>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager of Corporate Services
Councillor C. Meadus	S. Labonne, General Manager Parks, Recreation and Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor A. Yousef	
<i>ABSENT</i>	
Councillor K. Duncan	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
	M. Baski, Planner 2
	M. McMullen, Director of Development & Environment Services
	C. Nolan, Deputy Director of Finance
	F. Smith, Director of Engineering
	R. Tardif, Planner 1
	W. Cooper, Planner 1
	A. Hilleren, Accounting Clerk 2
	C. Howes, Clerk 3
	H. Singh, Computer Support Specialist

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: Acting Mayor Councillor Yousef chaired the meeting from the Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of September 6, 2022

It was moved and seconded

That the Minutes of the September 6, 2022 Committee of the Whole Meeting be adopted.

CARRIED UNANIMOUSLY

2.2 Approval of the Agenda of September 20, 2022

It was moved and seconded

That the agenda of the Committee of the Whole Meeting of September 20, 2022 be adopted.

CARRIED UNANIMOUSLY

3. *DELEGATIONS/STAFF PRESENTATIONS – Nil*

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2022-024-RZ, 24266 110 Avenue, RS-3 to RS-1d

Staff report dated September 20, 2022, recommending that Zone Amending Bylaw No. 7880-2022, to rezone from RS-3 (Single Detached Residential) to RS-1d (Single Detached (Half Acre) Residential), to permit a future subdivision of approximately nine single-family lots, be given first reading and that the applicant provide further information as described in the report.

W. Cooper, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled "First Reading, Zone Amending Bylaw No. 7880-2022, 24266 110 Avenue" be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1102 2022-250-RZ, 22534, 22548 and 22556 Royal Crescent, RS-1 to RM-2

Staff reported dated September 20, 2022, recommending that Zone Amending Bylaw No. 7874-2022 to rezone RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a six-story apartment building for 98 Senior Housing units with BC Housing be given first reading and that the applicant provide further information as described in the report.

M. Baski, Planner 2, provided a summary presentation and staff answered Council questions. T. Ankenman, Architect and N. Brunemeyer, Regional Director of BC Housing, answered questions.

It was moved and seconded

That staff report dated September 20, 2022, titled, "First Reading, Zone Amending Bylaw No. 7874-2022, 22534, 22548, and 22556 Royal Crescent" be forwarded to the next Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

- 1103 2019-138-RZ, 22238, 22242, 22246, and 22286 Selkirk Avenue, 22245, 22251, and 22289 Loughheed Highway, PID 011-208-775, PID 011-208-848, and PID 011-208-856, C-3 and CS-1 to CD-2-22

Staff report dated September 20, 2022, recommending that Official Community Plan Amending Bylaw No. 7878-2022 be given first and second reading and forwarded to Public Hearing, that Zone Amending Bylaw No. 7561-2019 be rescinded, and Zone Amending Bylaw No. 7879-2022, to rezone from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-2-22 (Comprehensive Development) to permit the future construction of two apartment buildings, be given first and second reading and forwarded to Public Hearing.

R. Tardif, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled, "First and Second Reading Official Community Plan Amending Bylaw No. 7878-2022 Zone Amending Bylaw No. 7879-2022, 22238, 22242, 22246, and 22286 Selkirk Avenue; 22245, 22251, and 22289 Loughheed Highway; PID 011-208-775, PID 011-208-848, and PID 011-208-856", be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

- 1104 2020-177-RZ, 12834 232 Street, RS-2 to CD-3-22

Staff report dated September 20, 2022, recommending that Official Community Plan Amending Bylaw No. 7888-2022 be given first and second reading and forwarded to Public Hearing, that Zone Amending Bylaw No. 7661-2020 be rescinded, and that Zone Amending Bylaw No. 7889-2022, to rezone from RS-2 (One Family Suburban Residential) to CD-3-22 (Comprehensive Development), to permit the future construction of a three-storey, mixed-use building, be given first and second reading and forwarded to Public Hearing.

R. Tardif, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7888-2022, Zone Amending Bylaw No. 7889-2022, 12834 232 Street" be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1105 2021-393-RZ, 10869 and 10911 248 Street, RS-3 to R-1 and R-2 and R-3

That staff report dated September 20, 2022, recommending that Official Community Plan Amending Bylaw No. 7890-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7811-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential), and R-3 (Single Detached (Intensive) Urban Residential) to permit the future construction of approximately 34 lots, be given second reading and forward to Public Hearing.

W. Cooper, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled, "First and Second Reading Official Community Plan Amending Bylaw No. 7890-2022, Second Reading, Zone Amending Bylaw 7811-2021, 10869 and 10911 248 Street," be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1106 2020-409-VP, 11089 240 Street, Development Variance Permit

Staff report dated September 20, 2022, recommending that the Corporate Officer be authorized to sign and seal 2020-409-DVP, to reduce the front yard setback.

R. Tardif, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled "Development Variance Permit, 11089 240 Street" be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1107 2020-250-DVP, 23939 Fern Crescent, Development Variance Permit

Staff report dated September 20, 2022, recommending that the Corporate officer be authorized to sign and seal 2020-250-VP to reduce the lot width.

M. McMullen, Manager of Development & Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled "Development Variance Permit, 23939 Fern Crescent" be forward to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1108 2018-182-RZ, 11040 Cameron Court, Payment in Lieu of Parkland Dedication

Staff report dated September 20, 2022, recommending that Council require payment in lieu of parkland dedication for 6 lot subdivision of the property located at 11040 Cameron Court.

It was moved and seconded

That staff report dated September 20, 2022, titled, "5% Payment in Lieu of Parkland Dedication, 11040 Cameron Court", be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

5. ENGINEERING SERVICES

1131 09-3900-03, Maple Ridge Water Service Amending Bylaw No. 7868-2022

Staff report dated September 20, 2022, recommending that Maple Ridge Water Service Amending Bylaw No. 7868-2022 be given first, second and third readings.

F. Smith, Director of Engineering provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled, "Maple Ridge Water Service Amending Bylaw No. 7868-2022", be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1132 2020-168-RZ, Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land

Staff report dated September 20, 2022, recommending that City Sewer Line in Dedicated Park Land Bylaw No. 7867-2022 receive second and third reading.

P. Hlavac-Winsor, General Counsel & Executive Director, Legal and Legislative Services provided summary of alternative approval process and answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled "Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land" be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

1133 11-52455-20-B512 & 01-0400-60, Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain in Dedicated Park Land Bylaw

Staff report dated September 20, 2022, recommending that Bylaw No. 7841-2022 – Statutory Right of Way Over Dedicated Park and Dedicated Road for Metro Vancouver's Forcemain Project receive second and third reading.

It was moved and seconded

That staff report dated September 20, 2022, titled "Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain in Dedicated Park Land Bylaw" be forwarded to the Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

6. CORPORATE SERVICES

1151 05-1970-04, 2020 - 2023 Property Tax Exemption Amendment

Staff report dated September 20, 2022, recommending that Maple Ridge Property Tax Exemption Amending Bylaw No. 7869-2022, be given first, second and third readings.

A. Hilleren, Accounting Clerk 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated September 20, 2022, titled, "2020-2023 Property Tax Amendment" be forwarded to the next Council Meeting of September 27, 2022.

CARRIED UNANIMOUSLY

7. PARKS, RECREATION & CULTURE - *Nil*

8. ADMINISTRATION - *Nil*

9. COMMUNITY FORUM – *Nil*

10. NOTICE OF CLOSED COUNCIL MEETING – *N/I*

11. ADJOURNMENT – 12:14 p.m.

A handwritten signature in black ink, consisting of several overlapping loops and strokes, positioned above a horizontal line.

Councillor A. Yousef, Chair
Presiding Member of the Committee

