

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

October 22, 2019

The minutes of the meeting held on October 22, 2019 at 1:30 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT

Elected Officials:

Mayor M. Morden
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer
K. Swift, Advisor to the CAO
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
S. Nichols, Deputy Corporate Officer
T. Thompson, Chief Financial Officer

ABSENT

Councillor K. Duncan

Other Staff as Required

A. Kopystynski, Acting Manager of Development
W. Cooper, Planner 1
M. Baski, Planner 2
D. Hall, Planner 2
V. Richmond, Acting Director Parks & Facilities
R. MacNair, Senior Advisor, Bylaw and Licensing 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

1. ***CALL TO ORDER***

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

2.1 Minutes of the Committee of the Whole Meeting of October 8, 2019

It was moved and seconded

That the minutes of the October 8, 2019 Committee of the Whole Meeting be adopted.

CARRIED

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

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

1101 2019-239-RZ, 12610 228 Street, RS-3 to R-1

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7574-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately 8 single family residential lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

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

It was moved and seconded

That the staff report dated October 22, 2019 titled “First Reading, Zone Amending Bylaw No. 7574-2019, 12610 228 Street” be forwarded to the Council Meeting of October 29, 2019.

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 October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7584-2019 to rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of an apartment building with 99 residential 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.

The Acting Manager of Development provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 22, 2019 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 October 29, 2019.

CARRIED

1103 2018-105-RZ, 24145 and 24185 110 Avenue, RS-3 to RS-1d

Staff report dated October 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019 to adjust the areas designated Residential Low Density 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. 7466-2018 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 residential lots be given second reading and be forwarded to Public Hearing.

W. Cooper, Planner provided a summary presentation and staff answered Council questions. She advised that the application has been revised to permit 18 residential lots rather than 19 and that the changes to the staff report will be brought forward to the October 29, 2019 Council meeting.

It was moved and seconded

That the staff report dated October 22, 2019 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7582-2019; Second Reading, Zone Amending Bylaw No. 7 466-2018, 24145 and 24185 110 Avenue” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1104 2016-246-RZ, 12111 and 12119 203 Street, RS-1 to RM-1

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7267-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of 10 townhouse units be given second reading and be forwarded to Public Hearing.

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

Matthew Cheng, Architect

Mr. Cheng advised on the design and the form and character of the proposed development.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Second Reading, Zone Amending Bylaw No. 7267-2016, 12111 and 12119 203 Street” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1105 2019-333-DVP, 23840 River Road

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-333-DVP to reduce the minimum interior side lot line setback.

The Acting Manager of Development provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Development Variance Permit, 23840 River Road” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1106 2018-508-DP, 23840 River Road

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-508-DP to allow a microbrewery and tasting lounge under the M-3 (Business Park) zone.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Development Permit, 23840 River Road” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1107 2017-367-DP, 23702 132 Avenue, Wildfire Development Permit

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-367-DP to allow 16 single family lots for development within the Wildfire Development Permit Area.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Wildfire Development Permit, 23702 132 Avenue” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

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

Staff report dated October 22, 2019 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 to ban cyclists riding on sidewalks City-wide and to ensure vehicle size and weight specifications are in alignment with the most recent version of the BC Commercial Transport Regulations be given first, second and third readings.

The General Manager of Engineering Services answered Council questions.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1109 Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019

Staff report dated October 22, 2019 recommending that Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 to add the City of Merritt and the Village of Harrison Hot Springs to the Fraser Valley Intermunicipal Business Licence Program and to expand the definition of who can purchase an Intermunicipal Business Licence be given first, second and third readings.

The Senior Advisor, Bylaw and Licensing Services provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 2:23 p.m.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1110 Proposed New Cannabis Retail Store at 22222 Lougheed Highway

Staff report dated October 22, 2019 recommending that the application for a non medical cannabis retail store at 22222 Lougheed Highway not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch with the legislative requirements.

Note: Councillor Robson returned to the meeting at 2:25 p.m.

The Senior Advisor, Bylaw and Licensing Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Proposed New Cannabis Retail Store at 22222 Lougheed Highway” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1111 11830 240 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated October 22, 2019 recommending the request to provide a sanitary service connection to 11830 240 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

It was moved and seconded

That the staff report dated October 22, 2019 titled “11830 240 Street - Request for Sanitary Service Connection Outside Urban Containment Boundary” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1112 13179 224 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated October 22, 2019 recommending the request to provide a sanitary service connection to 13179 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

It was moved and seconded

That the staff report dated October 22, 2019 titled “13179 224 Street - Request for Sanitary Service Connection Outside Urban Containment Boundary” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

5. CORPORATE SERVICES – Nil

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

1151 **Maple Ridge Secondary School/Merkley Park Hammer and Discus Throw Facility Construction and Operating Agreements**

Staff report dated October 22, 2019 recommending that the construction and operating agreements for Maple Ridge Secondary School/Merkley Park Hammer Throw Facility be approved and that the Corporate Officer be authorized to execute the contracts.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Maple Ridge Secondary School/Merkley Park Hammer and Discus Throw Facility Construction and Operating Agreements” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

1152 **Maple Ridge Secondary School (MRSS)/Merkley Park Hammer and Discus Throw Facility Construction - Award of Contract**

Staff report dated October 22 2019 recommending that Contract ITT-PL19-51: Construction of Hammer and Discus Throw Facility at Merkley Park be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated October 22, 2019 titled “Maple Ridge Secondary School (MRSS)/Merkley Park Hammer and Discus Throw Facility Construction - Award of Contract” be forwarded to the Council Meeting of October 29, 2019.

CARRIED

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

8. ***OTHER COMMITTEE ISSUES – Nil***

9. ***ADJOURNMENT – 2:58 p.m.***