

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

July 19, 2022

The Minutes of the Committee of the Whole Meeting held on July 19, 2022 at 11:01 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	S. Labonne, General Manager Parks, Recreation and Culture
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor G. Robson	A. Nurvo, Deputy Corporate Officer
Councillor R. Svendsen	
Councillor A. Yousef	
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	A Grochowich, Planner 2
	A. Kopystynski, Planner
	M. McMullen, Manager of Development & Environmental Services
	C. Nolan, Deputy Director of Finance
	R. Ollenberger, Manage of Infrastructure Development
	M. Orsetti, Director, Bylaw & Licensing Services
	V. Richmond, Director of Parks & Facilities
	A. Rieu, Planner 1
	H. Singh, Computer Support Specialist
	F. Smith, Director of Engineering
	R. Tardif, Planner 1
	T. Thompson, Director of Finance
	L. Zosiak, Manager of Community Planning

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: Councilor Svendsen participated electronically. Councillor Robson 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 July 5, 2022

It was moved and seconded

That the Minutes of the July 5, 2022 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS*

3.1 ICBC Road Safety

Kate Woochuk, ICBC Road Safety & Community Coordinator, presented an update on road safety issues and initiatives in the community including Road Improvement Partnership Projects and answered questions from Council.

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2022-127-AL, 12224 240 Street, Non-Farm Use Application

Staff report dated July 19, 2022, recommending that Application 2022-127-AL, to permit the relocation of three school portables onsite and to build a pump house for water service, be forwarded to the Agricultural Land Commission for their review and consideration.

A. Rieu, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Non-Farm Use Application, 12224 240 Street" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1102 2022-109-AL, 24515 124 Avenue, Application to Subdivide within the ALR

Staff report dated July 19, 2022, recommending that Application 2022-109-AL, to subdivide 4 ha (9.8 acres) of land that is within the Agricultural Land Reserve, not be forwarded to the Agricultural Land Commission.

A. Rieu, Planner 1, provided a summary presentation and staff answered Council questions.

Note: the Mayor raised a point of clarification that the staff recommendation is not being decided on at this meeting, only that the matter is proposed to be advanced to the July 26, 2022 Council meeting.

It was moved and seconded

That staff report dated July 19, 2022, titled "Application to Subdivided Land within the Agricultural Land Reserve, 24515 124 Avenue" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1103 2022-168-RZ, 10225 272 Street, Temporary Use Permit

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal a Temporary Use Permit, to allow an outdoor cafe, for property located at 10225 272 Street.

A. Rieu, Planner 1, provided a summary presentation and staff and the Applicant answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Temporary Use Permit Renewal, 10225 272 Street" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1104 2019-046-CP, Albion Area Plan Update (North East Albion)

Staff report dated July 19, 2022, recommending that Official Community Plan Amending Bylaw No. 7698-2021 as amended, to integrate the North East Albion Area into the Albion Area Plan, be given second reading and forwarded to Public Hearing.

A. Grochowich, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Albion Area Plan Update (North East Albion), Second Reading, Official Community Plan Amending Bylaw No. 7698-2021" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1105 2022-121-RZ, 10606 and 10616 Jackson Road, RS-3 to R-3

Staff report dated July 19, 2022, recommending that Zone Amending Bylaw No. 7861-2022, to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential), to permit a future division of approximately 22 single family lots, be given first reading and that the applicant provide further information as set out in the report.

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

Note: Councillor Robson left the meeting at 12:20 p.m. and Councillor Yousef assumed the Chair. Councillor Robson returned at 12:22 p.m. and assumed the Chair.

It was moved and seconded

That staff report dated July 19, 2022, titled "First Reading, Zone Amending Bylaw No. 7861-2022, 10606 and 10616 Jackson Road" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1106 2022-126-RZ, Unit A - 20757 Loughheed Highway, Site-Specific Text Amendment

Staff report dated July 19, 2022, recommending that Zone Amending Bylaw No. 7862-2022, to permit a site-specific text amendment to Zoning Bylaw No. 7600-2019, that would reduce the 1,000 m (3,280 ft.) separation distance between Cannabis Retail Uses, be given first and second reading and forwarded to Public Hearing.

A. Rieu, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Non-Farm Use Application, 12224 240 Street" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1107 2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road

Staff report dated July 19, 2022, recommending that Official Community Plan Amending Bylaw No. 7865-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7766-2021, to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six-storey apartment building with 178 units, be given second reading and forwarded to Public Hearing.

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

Note: Mayor Morden left the meeting at 12:37 p.m. and returned at 12:40 p.m.

It was moved and seconded

That staff report dated July 19, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7865-2022, Second Reading, Zone Amending Bylaw No. 7766-2021, 22396, 22944, 22952, 22964 and

22974 Dewdney Trunk Road, be forwarded to the Council Meeting of July 26, 2022.

CARRIED

Councillor Robson and Councillor Yousef Opposed

1108 2018-448-DP/2022-209-DP, 12061 Laity Street

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-448-DP and 2022-209-DP to govern the conservation work to be undertaken to the existing building, the Gillespie Residence, and to permit a four-unit courtyard development.

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

Note: Councillor Dueck left the meeting at 12:57 p.m. and returned at 12:59 p.m.

It was moved and seconded

That staff report dated July 19, 2022, titled "Development Permit and Heritage Alteration permit, 12061 Laity Street" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1109 2021-586-DP, 22278 Brown Avenue and 12011 & 12039 223 Street

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-586-DP, respecting property located at 22278 Brown Avenue and 12011 & 12039 223 Street.

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

It was moved and seconded

That staff report dated July 19, 2022, titled "Development Permit, 22278 Brown Avenue and 12011 & 12039 223 Street" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1110 2022-220-RZ, Removal of Gross Floor Area Requirement for Secondary Suites and Minimum Gross Floor Area for Detached Garden Suites

Staff report dated July 19, 2022, recommending that Zone Amending Bylaw No. 7857-2022, to remove the maximum and minimum gross floor area requirement for secondary suites and removes the minimum gross floor area requirement for detached garden suites, be given first and second reading and that a Public Hearing be waived in accordance with the Local Government Act Section 464(2).

K. Gowan, Planner 1, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 1:23 p.m. and Councillor Yousef assumed the Chair. Councillor Robson returned at 1:24 and assumed the Chair.

It was moved and seconded

That staff report dated July 19, 2022, titled "Removal of Gross Floor Area Requirement for Secondary Suites, Removal of Minimum Gross Floor Area Requirement for Detached Garden Suites, First and Second Reading, Zone Amending Bylaw No. 7857-2022" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

5. ENGINEERING SERVICES

1131 Latecomer Agreement L 177/22

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC177/22 for the property at 12125 203 Street.

Note: Councillor Meadus left the meeting at 1:54 p.m. and was not present for the vote on Item 1131.

It was moved and seconded

That staff report dated July 19, 2022, titled "Latecomer Agreement LC 177/22" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

Note: Councillor Meadus returned to the meeting at 1:56 p.m.

1132 Award of Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 280 Street

Staff report dated July 19, 2022, recommending that Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 290 Street, be awarded to RTR Terra Contracting Ltd., a contingency be approved, the existing Kerr Wood Leidal Associates Ltd. contract be increased, the Financial Plan be amended to provide project funding from the Capital Works Reserve Fund and that the Corporate Officer be authorized to execute the contract.

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

It was moved and seconded

That staff report dated July 19, 2022, titled "Award of Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 280 Street" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1133 Award of Contract ITT-EN22-27: Abernethy Way Road Improvements (230 Street to 232 Street)

Staff report dated July 19, 2022, recommending that Contract ITT-EN22-27: Abernethy Way Road Improvements (230 Street to 232 Street), be awarded to Jack Cewe Construction Ltd., a construction contingency be approved, the Financial Plan be amended to increase the project funding from the Development Cost Charges Fund, that the existing Aplin & Martin Consultants Ltd. contract be increased, and that the Corporate Officer be authorized to execute the contract.

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

Note: Councillor Yousef left the meeting at 2:07 p.m. and returned at 2:11 p.m.

It was moved and seconded

Staff report dated July 19, 2022, titled "Award of Contract ITT-EN22-27: Abernethy Way Road Improvements (230 Street to 232 Street)" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1134 Award of Contract ITT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements

Staff report dated July 19, 2022, recommending that Contract ITT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements, be awarded to Crown Contracting Limited, a construction contingency be approved, the Financial Plan be amended to increase the project funding from General Revenue Accumulated Surplus, the existing Aplin & Martin Consultants Ltd. contract be increased, and that the Corporate Officer be authorized to execute the contract.

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

Note: Councillor Svendsen left the meeting at 2:20 p.m. and returned at 2:21 p.m.

It was moved and seconded

That staff report dated July 19, 2022, titled "Award of Contract ITT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements" be forwarded to the Council Meeting of July 26, 2022

CARRIED

6. CORPORATE SERVICES

1151 Development Cost Charges Imposition Amending Bylaw No. 7863-2022

Staff report dated July 19, 2022, recommending that Development Cost Charges Imposition Amending Bylaw No. 7863-2022, to update the Development Cost Charges Imposition Bylaw to ensure levies reflect updated infrastructure plans and current capital costs.

T. Thompson, Director of Finance & Chief Financial Officer, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Development Cost Charges Amending Bylaw" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION

1191 The Reach Grill & The Reach Pub Liquor Licence Amendment Application – Change to liquor service hours

Staff report dated July 19, 2022, recommending that the application for extension of hours of liquor service as amendments to Food Primary Licence No. 183121 and Liquor Primary Licence No. 183136 be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

It was moved and seconded

That staff report dated July 19, 2022, titled "The Reach Grill & The Reach Pub Liquor Licence Amendment Application – Change to liquor service hours" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1192 Cannabis Retail Store Processing & Evaluation Criteria Policy No. 6.33 Amendment

Staff report dated July 19, 2022, recommending that Policy No. 6.33, Cannabis Retail Store Processing & Evaluation Criteria, be adopted as amended.

R. MacNair, Senior Advisor, Bylaw & Licensing Services and M. Orsetti, Director, Bylaw & Licensing Services, answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Cannabis Retail Store Processing & Evaluation Criteria Policy 6.33 Amendment" be forwarded to the next Council Meeting of July 26, 2022.

It was moved and seconded

That the Main Motion be amended to stipulate that titled "Cannabis Retail Store Processing & Evaluation Criteria Policy 6.33 Amendment" be forwarded to the next Council Meeting of July 26, 2022 with an additional Policy 6.33 Amendment remove the word "private" from the body of the document distinguishing between categories of Cannabis Retail Stores.

CARRIED

The vote was taken on the Main Motion as amended and declared CARRIED.

1193 Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to publish, in accordance with the Community Charter the alternative approval process notice in relation to City Sewer in Dedicated Park Land.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, provided a summary presentation and answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1193.1 Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land

Staff report dated July 19, 2022, recommending that staff develop a Dedicated Park Land Bylaw to permit a City storm sewer line and that Dedicated Park Land Bylaw No. 7867-2022 be given first reading.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, provided a summary presentation and answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Alternate Approval Process for Dedicated Park Land Bylaw, Silver Valley Road (Plan BCP 46658 Section 33 Township 12 NWD); Dedicated Park Land Bylaw No. 7867-2022" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

1194 **Alternative Approval Process to Permit a Statutory Right-of-Way for Metro Vancouver Foremain in Dedicated Park Land Bylaw**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to publish, in accordance with the Community Charter, the alternative approval process notice in relation to Statutory Right-of-Way for Metro Vancouver Foremain in Dedicated Park Land.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated July 19, 2022, titled "Alternative Approval Process to Permit an SRW for Metro Vancouver Foremain in Dedicated Park Land Bylaw" be forwarded to the Council Meeting of July 26, 2022.

CARRIED

9. COMMUNITY FORUM

Heather Tomsic questioned the small number of voters required to avoid rezoning compared to the total number of electors. Staff advised that the Alternative Approval Process was legislated to provide a more cost-effective means of determining voter opposition to a project rather than requiring a full vote. Ms. Tomsic commented that the changes to requirements for garden suites and secondary suites could result in doubling the number of people moving into the Albion area. Staff advised that single family homes are currently permitted to have secondary and garden suites.

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

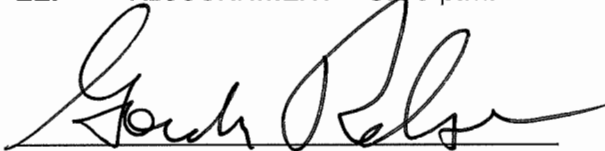
That the meeting will be closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter as the subject matter being considered related to the following:

- Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

11. ADJOURNMENT – 3:06 p.m.



Councillor G. Robson, Chair
Presiding Member of the Committee