

COMMITTEE OF THE WHOLE MEETING

MINUTES

January 9, 2017

1:32 p.m.

Council Chamber

PRESENT

Elected Officials

Mayor N. Read

Councillor K. Duncan

Councillor B. Masse

Councillor T. Shymkiw

Councillor C. Speirs

Appointed Staff

E.C. Swabey, Chief Administrative Officer

K. Swift, General Manager of Community Development,
Parks and Recreation Services

P. Gill, General Manager Corporate and Financial Services

F. Quinn, General Manager Public Works and Development
Services

C. Carter, Director of Planning

L. Darcus, Manager of Legislative Services

A. Gaunt, Confidential Secretary

Other Staff as Required

C. Goddard, Manager of Development and Environmental
Services

A. Kopystynski, Planner 2

D. Hall, Planner 2

T. Cotroneo, Manager of Community Services

Note: Mayor Read was not in attendance at the beginning of the meeting;

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

2. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note: The following items have been numbered to correspond with the Council Agenda:

1101 **2016-434-AL, 11680 252 Street, Application to Subdivide within the
Agricultural Land Reserve**

Staff report dated January 9, 2017 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission

D. Hall, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Impacts to Agricultural Proposal
- Proposed Subdivision Plan
- Recommendation in staff report

Jeremy Dodd - Applicant

Mr. Dodd outlined his reasons for the request to subdivide his property.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1102 2016-398-RZ, 12178 and 12192 227 Street, RS-1 to RM-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7302-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future construction of 12 townhouse 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.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1

Staff report dated January 9, 2017 recommending that Application 2016-411-RZ not be given first reading.

The Manager of Development and Environmental Services recommended that the application be deferred as the applicant is unable to attend today's meeting.

RECOMMENDATION

That Application 2016-411-RZ be deferred to the January 23, 2017 Committee of the Whole Meeting.

CARRIED

1104 2011-089-RZ, 22325 St. Anne Avenue, Heritage Revitalization Agreement Amendment

Staff report dated January 9, 2017 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 be given first and second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner provided clarification on the Heritage Revitalization Agreement and on previous deferrals. He advised on the request to change one of the terms of the agreement.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1105 2016-129-RZ, 11225 240 Street, Site Specific Text Amendment, C-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7303-2016 for a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project be given first and second readings and be forwarded to Public Hearing.

A. Kopystynski, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Uses
- Recommendation in staff report

The Director of Planning provided a brief history on commercial residential nodes on the east side of Maple Ridge

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1106 2015-350-DVP, 24341 112 Avenue

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-350-DVP to reduce the minimum setback from an interior side lot line for the garage roof projection for proposed Lots 4 through 9 to permit 9 single family lots.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

Note: Mayor Read joined the meeting at 1:50 p.m.

1107 2016-129-DVP, 2016-129-DP, 11225 240 Street

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-129-DVP to allow buildings to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line), that the Corporate Officer be authorized to sign and seal 2016-129-DP to permit a mixed use commercial and rental apartment building in the C-1 (Neighbourhood Commercial) zone and that the Corporate Officer be authorized to sign the Cancellation of Charges application to discharge DP/045/09 and DVP/045/09.

Mark Lesack – Ankenman Associates Architects, Applicant Representative

Mr. Lesack provided clarification on wheelchair accessibility on the east side and front of the proposed building and outlined areas of the building which are wheelchair accessible.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1108 2015-207-DP, 22650 136 Avenue, Wildfire Development Permit

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-207-DP to allow the first phase of a four phase single family subdivision located within the Wildfire Development Permit Area.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

3. *FINANCIAL AND CORPORATE SERVICES (including Fire and Police)*

1131 Disbursements for the month ended November 30, 2016

Staff report dated January 9, 2017 recommending that the disbursements for the month ended November 30, 2016 be received for information.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1132 Adjustments to the 2016 Collector's Rolls

Staff report dated January 9, 2017 submitting information on changes to the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1133 Revision to Policy 10.1 Disposal of Found Goods

Staff report dated January 9, 2017 recommending approval of revised Policy 10.1 Disposal of Found Goods.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks

Staff report dated January 9, 2017 recommending that the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1152 Ridge Meadows Seniors Society Operating Agreement

Staff report dated January 9, 2017 recommending the preparation of an updated operating agreement with the Ridge Meadows Seniors Society (RMSS) which removes RMSS involvement in strata fee management and increases funding for the programming.

The Manager of Community Services reviewed the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

5. ***CORRESPONDENCE*** – Nil
6. ***OTHER ISSUES*** – Nil
7. ***ADJOURNMENT*** – 2:15 p.m.
8. ***COMMUNITY FORUM*** – Nil

R. Masse, Acting Mayor
Presiding Member of the Committee