

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

February 4, 2020

The Minutes of the Committee of the Whole Meeting held on February 4, 2020 at 1:31 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	L. Benson, Corporate Officer
Councillor J. Dueck	D. Boag, General Manager Parks, Recreation & Culture
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	M. Orsetti, Acting General Manager Planning and Development Services
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	<i>Other Staff as Required</i>
	M. Baski, Planner 2, Development and Environmental Services
	M. Canning, Acting Municipal Engineer
	W. Cooper, Planner 1, Development and Environmental Services
	C. Goddard, Director of Planning
	A. Kopystynski, Planner 2, Development and Environmental Services
	M. McMullen, Manager of Development and Environmental Services
	M. Orsetti, Manager of Bylaw and Licensing
	V. Richmond, Acting Director of Parks and Facilities

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

The Deputy Corporate Officer advised that Item 1109 was been removed from the agenda at the request of the applicant.

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of January 21, 2020

It was moved and seconded

That the minutes of the January 21, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. DELEGATIONS / STAFF PRESENTATIONS – Nil

4. PUBLIC WORKS & DEVELOPMENT SERVICES

1101 2017-510-RZ, 24028, 24022, and 24060 104 Avenue and 10386 240 Street

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7423-2017, to rezone the subject properties from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District) for approximately 31 townhouse units, be given second reading and be forwarded to Public Hearing, and that the terms and conditions outlined in the staff report be met prior to final reading.

A. Kopystynski, Planner 2, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2017-510-RZ, 24028, 24022, and 24060 104 Avenue and 10386 240 Street” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1102 2019-250-RZ, 22577, 22587 and 22597 Dewdney Trunk Road

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7610-2020, to rezone the subject properties from CS-1 (Service Commercial) to a CD (Comprehensive Development) allowing for a mixed use commercial-apartment residential complex, be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the information required in this report dated February 4, 2020.

A. Kopystynski, Planner 2, provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2019-250-RZ, 22577, 22587 and 22597 Dewdney Trunk Road” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1103 2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7602-2019, to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a five-storey, 119 unit apartment building, 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 Director of Planning provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1104 2019-366-RZ, 11960 221 Street

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7604-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex, be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

M. Baski, Planner 2, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2019-366-RZ, 11960 221 Street” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1105 2019-394-RZ, 20857 Golf Lane

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7611-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of approximately 6 lots, be given first reading, that the applicant provide further information as described on Schedules A, B and E of the Development Procedures Bylaw No. 5879-1999, and a subdivision application.

W. Cooper, Planner 1, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2019-394-RZ, 20857 Golf Lane” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1106 2017-461-DVP/DP, 11641 227 Street, Development Variance Permit and Development Permit

Staff report dated February 4, 2020 recommending that the Corporate Officer be authorized to sign and seal Development Variance Permit Application 2017-461-DVP and Development Permit Application 2017-461-DP, to permit the construction of two residential apartment buildings with approximately 153 residential units.

W. Cooper, Planner 1, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2017-461-DVP/DP, 11641 227 Street, Development Variance Permit and Development Permit” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1107 2019-418-DVP, 12038 248 Street, Development Variance Permit

Staff report dated February 4, 2020 recommending that the Corporate Officer be authorized to sign and seal Development Permit Application 2019-418-DVP to permit a freestanding sign for the commercial units of Garibaldi Crossing.

Council declined receiving a presentation from staff.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2019-418-DVP, 12038 248 Street, Development Variance Permit” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1108 2019-397-AL, 12467 Laity Street, Non-Adhering Residential Use in the Agricultural Land Reserve

Staff report dated February 4, 2020 recommending that Application 2019-397-AL, to construct a new house on the 1.0 ha (2.5 acre) subject property, be forwarded to the Agricultural Land Commission.

M. Baski, Planner 2, Development and Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “2019-397-AL, 12467 Laity Street, Non-Adhering Residential Use in the Agricultural Land Reserve” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

1109 2019-258-AL, 20625 Powell Avenue, Application for Subdivision in the ALR

The item was removed from the agenda prior to the meeting at the request of the applicant.

1110 Proposed New Cannabis Retail Store at 11939 240 Street

Staff report dated February 4, 2020 recommending that the application for a non-medical cannabis retail store by Springs Retail Holdings Ltd., located at 11939 240 Street, Maple Ridge, be supported based on the information contained in the staff report dated February 4, 2020.

Council declined receiving a staff verbal presentation.

It was moved and seconded

That the staff report dated February 4, 2020 titled “Proposed New Cannabis Retail Store at 11939 240 Street” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

5. CORPORATE SERVICES – Nil

6. PARKS, RECREATION & CULTURE

1151 Maple Ridge Cemetery Bylaw No. 7612-2020

Staff report recommending that Cemetery Bylaw No. 7612-2020 be given first, second and third readings and that Cemetery Bylaw No. 7260-2016 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7612-2020.

The Acting Director of Parks and Facilities provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 4, 2020 titled “Maple Ridge Cemetery Bylaw No. 7612-2020” be forwarded to the Council Meeting of February 11, 2020.

CARRIED

7. ADMINISTRATION (including Fire and Police) – Nil

8. OTHER COMMITTEE ISSUES

1191 UPCOMING EVENTS

By Invitation to Mayor and Council

Maple Ridge Fire Department Awards

Saturday, February 8, 2020

5:30 – 9:30 pm

The ACT Arts Centre

Host: MR Fire Department

2020 Afro Gala

Saturday, February 8, 2020

6:00 – 9:00 pm

St. Luke’s Hall

Host: Afro Gala Productions

Dessert & Dance

Saturday, February 8, 2020

7:00 – 10:00 pm

Garibaldi Secondary School

Host: Garibaldi Secondary School

Meadow Sports Heroes Society – Hometown Heroes

Tuesday, February 11, 2020

5:00 – 8:00 pm

Host & Location: Pitt Meadows Secondary School

9. ADJOURNMENT – 2:45 p.m.

Councillor G. Robson, Chair
Presiding Member of the Committee