

COMMITTEE OF THE WHOLE MEETING MINUTES

January 5, 2021

The Minutes of the Committee of the Whole Meeting held on January 5, 2021 at 1:30 p.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>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	
	<i>Other Staff as Required</i>
	T. Baker, Planning Technician
	M. Baski, Planner
	D. Hall, Planner 2
	A. Kopystynski, Planner
	M. McMullen, Manager of Planning and Environmental Services
	T. Melser, Planning Technician
	R. Tardif, Planner

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: Due to the COVID-19 pandemic Councillor Duncan, Councillor Robson and Councillor Yousef chose to participate electronically.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of December 1, 2020

It was moved and seconded

That the minutes of the December 1, 2020 Committee of the Whole Meeting be adopted.

CARRIED

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

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 **2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1b**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of five lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated January 5, 2021 titled “First Reading, Zone Amending Bylaw No. 7692-2020, 23939 Fern Crescent” be forwarded to the Council Meeting of January 12, 2021.

CARRIED

1102 **2020-256-RZ, 12333 227 Street, RS-1 to R-2**

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7694-2020 to rezone from RS-1 (Single Detached Residential) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of two lots be given first reading, that the Bylaw not proceed to second reading until an OCP amendment process is concluded, and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated January 5, 2021 titled “First Reading, Zone Amending Bylaw No. 7694-2020, 12333 227 Street” be forwarded to the Council Meeting of January 12, 2021.

CARRIED

1103 2020-403-RZ, 12077 240 Street and 12079 240 Street, RS-3 to R-1

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of four 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.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

Note: Councillor Yousef left the meeting at 2:09 p.m.

It was moved and seconded

That the staff report dated January 5, 2021 titled "First Reading, Zone Amending Bylaw No. 7695-2020, 12077 240 Street and 12079 240 Street" be forwarded to the Council Meeting of January 12, 2021.

CARRIED

Note: Councillor Yousef was absent for the vote and reentered the meeting at 2:12 p.m.

1104 2020-411-RZ, 21429 121 Avenue, RS-1 to R-1

Staff report dated January 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7689-2020 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of two 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. McMullen, Manager of Planning and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated January 5, 2021 titled "First Reading, Zone Amending Bylaw No. 7689-2020, 21429 121 Avenue" be forwarded to the Council Meeting of January 12, 2021.

CARRIED

1105 2017-473-DVP, 2017-473-DP, 13616 and 13660 232 Street

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-473-DVP to provide variances for highest building face height, length of the building face, maximum height, maximum height for an accessory building, front yard setbacks, and lot width for specified townhouse lots, and to provide front and rear yard setback variances for specified single family lots, and that the Corporate Officer be authorized to sign and seal 2017-473-DP to permit the development of approximately ten street townhouse units, and thirteen single family lots.

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

It was moved and seconded

That the staff report dated January 5, 2021 titled “Development Variance Permit, Development Permit, 13616 and 13660 232 Street” be forwarded to the Council Meeting of January 12, 2021.

CARRIED

1106 2020-308-DVP, 2020-308-DP, 24018 112 Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-308-DVP to provide variances for the requirement for concealed parking for the apartment uses and the allowable height for a commercial building in the C-5 zone, and that the Corporate Officer be authorized to sign and seal 2020-308-DP to permit the construction of a commercial building with eight rental apartments on the second storey.

The Director of Planning introduced the new planner, R. Tardif, who provided a summary presentation. Staff answered Council questions.

It was moved and seconded

That the staff report dated January 5, 2021 titled “Development Variance Permit and Development Permit, 24018 112 Avenue” be forwarded to the Council Meeting of January 12, 2021.

CARRIED

1107 2020-211-DVP, 2020-211-DP, 11280 Pazarena Place

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-211-DVP to provide variances for the setback from an interior side lot line and the accessory building height, and that the Corporate Officer be authorized to sign and seal 2020-211-DP to permit construction of an amenity building associated with the Polygon Provenance project.

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

Note: Councillor Duncan declared a conflict of interest at 2:57 p.m. as her parents own property adjacent to the property.

It was moved and seconded

That the staff report dated January 5, 2021 titled "Development Variance Permit Development Permit, 11280 Pazarena Place" be forwarded to the Council Meeting of January 12, 2021.

CARRIED

Note: Councillor Duncan returned at 2:58 p.m.

1108 2019-370-DVP, 14155 Marc Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-370-DVP to provide variances for the rear yard setbacks for a specified lot, the height restriction for the R-1 and R-2 lots, and for the recess between the attached garage face and principal building face for specified lots.

D. Hall, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated January 5, 2021 titled "Development Variance Permit, 14155 Marc Road" be forwarded to the Council Meeting of January 12, 2021.

CARRIED

1109 2020-400-DVP, 25241 Dewdney Trunk Road

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-400-DVP to provide variances for the maximum area and maximum depth of the farm home plate, and the maximum height for an accessory building in the Agriculture Land Reserve.

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

It was moved and seconded

That the staff report dated January 5, 2021 titled "Development Variance Permit, 25241 Dewdney Trunk Road" be forwarded to the Council Meeting of January 12, 2021.

CARRIED

Note: Councillor Yousef left the meeting at 3:12 p.m. and returned at 3:14 p.m. after the vote was called.

1110 2020-083-DP, 24305 and 24303 101A Avenue

Staff report dated January 5, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-083-DP to permit the development of five single family residential lots.

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

It was moved and seconded

That the staff report dated January 5, 2021 titled "Intensive Residential Development Permit, 24305 and 24303 101A Avenue" be forwarded to the Council Meeting of January 12, 2021.

CARRIED

5. ENGINEERING SERVICES - Nil

6. CORPORATE SERVICES

1151 Community Emergency Preparedness Fund - Evacuation Route Planning Grant Application

Staff report dated January 5, 2021 recommending that the Evacuation Route Planning Grant application be supported.

J. Clelland, Assistant Fire Chief – Fire Prevention & Emergency Planning, reviewed the staff report and answered Council questions.

It was moved and seconded

That the staff report dated January 5, 2021 titled “Community Emergency Preparedness Fund - Evacuation Route Planning Grant Application” be forwarded to the Council Meeting of January 12, 2021.

CARRIED

7. **PARKS, RECREATION & CULTURE – Nil**
8. **ADMINISTRATION – Nil**
9. **ADJOURNMENT – 3:33 p.m.**

Mayor M. Morden, Chair
Presiding Member of the Committee