

COMMITTEE OF THE WHOLE MEETING MINUTES

September 3, 2019

The minutes of the meeting held on September 3, 2019 at 12:30 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT

	<i>Appointed Staff</i>
<i>Elected Officials:</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	<i>Other Staff as Required</i>
Councillor R. Svendsen	S. Nichols, Deputy Corporate Officer
Councillor A. Yousef	C. Goddard, Director of Planning
	M. Baski, Planner 2, Development and Environmental Services
	A. Kopystynski, Planner 2, Development and Environmental Services
	D. Hall, Planner 2, Development and Environmental Services
	M. Orsetti, Manager of Bylaw & 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***

The Presiding Member advised that Item 1101 was removed from the agenda.

It was moved and seconded

That the agenda be amended to remove Item 1101 and be approved as amended.

CARRIED

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

2.1 Minutes of the Committee of the Whole Meeting of July 16, 2019

It was moved and seconded

That the minutes of the July 16, 2019 Committee of the Whole Meeting be adopted.

CARRIED

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

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

Note: Item 1101 has been withdrawn

1101 Intermunicipal Business Licence Scheme Amending Bylaw

**1102 2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359
Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043,
12052 Garden Street; 12002, 12032 12038, 12051, 12061 223 Street and
12011 224 Street, RS-1 and C-3 to CD-1-17**

**2017-016-RZ, 12051 and 12061 223 Street, Land Use Contract Termination
Bylaw**

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7336-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area be given second reading as amended and be forwarded to Public Hearing and that Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 to discharge property at 12051 and 12061 223 Street be given second reading as amended and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development and Environmental Services provided a summary presentation and staff answered Council questions.

The applicant represented by Nadja Gehriger, SwissReal Investments Ltd., and Peter Hildebrand, Iredale Architecture, gave a presentation outlining the details for the proposed application.

It was moved and seconded

That the staff report dated September 3, 2019 titled “Second Reading CD-1-17 (Comprehensive Development), Zone Amending Bylaw No. 7336-2017; 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street; 12002, 12032, 12038, 12051, 12061 223 Street; and 12011 224 Street; AND Second Reading, Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017; 12051 and 12061 223 Street ” be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1103 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7404-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a fourplex be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated September 3, 2019 titled "Second Reading, Zone Amending Bylaw No. 7404-2017, 11384 207 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1104 2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) be given second reading as amended and be forwarded to Public Hearing.

M. Baski, Planner 2, Development and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Second Reading, Zone Amending Bylaw No. 7432-2018, 23795 and 23831 Dewdney Trunk Road" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

Councillor Duncan - OPPOSED

1105 2018-282-DVP, 24070 132 Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-282-DVP to waive servicing requirements on 132 Avenue and to reduce minimum rear lot line setbacks for Lot 3.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Variance Permit, 24070 132 Avenue" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1106 2019-017-DVP, 10760 277 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-017-DVP to reduce exterior side lot setbacks for a building or structure for medical marihuana commercial production.

D. Hall, Planner 2, Development and Environmental Services, advised that the applicant was in attendance to answer questions, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated September 3, 2019 titled “Development Variance Permit, 10760 277 Street” be forwarded to the Council Meeting of September 10, 2019.

CARRIED

Councillor Duncan, Councillor Robson and Councillor Yousef – OPPOSED

1107 2019-116-DVP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-116-DVP to increase maximum building height for pitched roof architectural features, to increase second storey area, to allow the 2 required parking spaces for apartment use and visitor parking not to be concealed and to reduce the required commercial parking spaces from 41 to 39 spaces.

It was moved and seconded

That the staff report dated September 3, 2019 titled “Development Variance Permit, 12040 240 Street” be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1108 2014-039-DP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2014-039-DP for a two storey mixed use commercial/office and residential building.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Permit, 12040 240 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1109 2018-141-DP, 10102 242B Street and 10107 243 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-141-DP to allow subdivision into 3 new R-3 (Special Amenity Residential District) lots.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Permit, 10102 242B Street and 10107 243 Street" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1110 2019-033-DP, 20288 113B Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-033-DP to permit construction of two new self storage buildings.

It was moved and seconded

That the staff report dated September 3, 2019 titled "Development Permit, 20288 113B Avenue" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1111 The ACT Liquor Primary Structural Change Application

Staff report dated September 3, 2019 recommending that the application for a structural change, as an amendment to their existing liquor licence by Maple Ridge and Pitt Meadows Arts Council be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

It was moved and seconded

That the staff report dated September 3, 2019 titled "The ACT Liquor Primary Structural Change Application" be forwarded to the Council Meeting of September 10, 2019.

CARRIED

1112 Golden Ears Winter Club Liquor Primary Club Licence Amendment

Staff report dated September 3, 2019 recommending that the application for a liquor primary licence by Golden Ears Winter Club be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

It was moved and seconded

That the staff report dated September 3, 2019 titled “Golden Ears Winter Club Liquor Primary Club Licence Amendment” be forwarded to the Council Meeting of September 10, 2019.

CARRIED

5. *CORPORATE SERVICES* – Nil
6. *PARKS, RECREATION & CULTURE* – Nil
7. *ADMINISTRATION (including Fire and Police)* - Nil
8. *OTHER COMMITTEE ISSUES*
9. *ADJOURNMENT* – 1:46 p.m.

Councillor A. Yousef, Chair
Presiding Member of the Committee