

Corporation of the District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

February 14, 2005
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor K. Morse
Councillor E. Daykin
Councillor J. Dueck
Councillor C. Gordon
Councillor J. Harris
Councillor F. Isaac
Councillor C. Speirs

Appointed Staff

J. Rule, Chief Administrative Officer
T. Fryer, Municipal Clerk
M. Murray, General Manager of Community Development,
Parks and Recreation Services
J. Sorba, Acting General Manager Corporate and Financial
Services
F. Quinn, General Manager Public Works and Development
Services
J. Pickering, Director of Planning
C. Marlo, Confidential Secretary

Other Staff as Required

G. Fujii, Manager Development and Environmental Services
R. Riach, Property & Risk Manager

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Parks and Leisure Services Update**

This item was withdrawn from the agenda.

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

902 **RZ/030/04, 23853 Dewdney Trunk Rd., RS-3 to C-2 and RM-1**

Staff presentation of a report dated February 8, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6242-2004 to permit a mixed use development including 2 commercial buildings and 8 detached bare-land strata units be read a third time.

The Manager Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Plan and Zoning Boundaries
- Site Characteristics
- Project Details
- Submitted Information
- Background
- Development Considerations

The Director of Planning provided clarification of the additional conditions for final reading advising that Council directed staff to bring back a list of the uses that could be permitted on the site under the proposed zoning and that Council did not specify a number of parking spaces to be made available as visitor parking. She indicated that the District lawyer recommended restricting business hours through the business licensing process.

The General Manager Public Works & Development Services advised that the Engineering Department is considering requiring a bond from the developer with respect to the median proposed for 238B Street. If after a specified time it appears that there are traffic issues with left hand turns into the commercial portion, the median would be required to be installed. This could be made a further condition of final reading. He confirmed that parking is permitted on 238B Street. He indicated that Council could delete specific uses from the list of permitted uses for the proposed zoning.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

ACTION REQUIRED

Staff is to provide statistics from the Traffic Study regarding traffic flow at the Council meeting.

903 **RZ/101/04, 11666 & 11762 Laity Street**

Staff presentation of report dated February 7, 2005 recommending that Maple Ridge Zone Amending Bylaw No. 6291-2005 to permit construction of a four storey multi-use building be read a first time and be forwarded to Public Hearing.

The Manager Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Project Details
- Submitted Information
- Development Considerations
- Development Information Meeting

Kirk Fisher and Gordon Klassen, Insight Architecture and Valerie Spurrell and Bev Holman, Fraser Health Authority, spoke to the opportunity this project presents for the community. Ms. Holman outlined the health care services that would be provided at the facility and the reasons they are required. Mr. Klassen displayed an artist's rendition of the facility and described the landscaping and architectural features of the design. Mr. Fisher provided details of the storm water management system and the enhancements to the conservation area. Ms. Spurrell indicated that the hospital is reviewing the parking facilities for the entire hospital site.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

904 **DP/079/04, 12062 Laity Street**

Staff presentation of report dated February 1, 2005 recommending that the Municipal Clerk be authorized to sign and seal DP/079/04 to permit subdivision into 3 lots.

The Manager Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information

- Neighbourhood Context
- OCP Context
- Site Characteristics,
- Submitted Information
- Project Details

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

ACTION REQUIRED

Discussion of the R-3 (Special Amenity) zone and widening of Laity Street are to be included on a future Council Workshop agenda.

905 RZ/069/03, 22648 Dewdney Trunk Road, First Extension

Staff report dated February 1, 2005 recommending that a one year extension be granted and that registration of a Rezoning Development Agreement and security as outlined in the Agreement be a condition of final reading.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

906 Local Area Service Petition for Sanitary Sewer Extension to Service Properties on Gilley Avenue: Civic Addresses between 22712 to 22774

Staff presentation of report dated February 4, 2005 recommending that the Gilley Avenue Sanitary Sewer Extension as petitioned be approved, that costs be levied on the seven benefiting properties when the final costs are determined and that staff be authorized to prepare the requisite Construction Bylaw.

The General Manager Public Works and Development Services displayed a map identifying the location of the properties and reviewed the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

Note: Councillor Speirs was excused from item 907 as he has an interest in one of the properties.

907 Local Area Service Petition for Sanitary Sewer Extension 124 Avenue: Civic Addresses 23376, 23386 & 23394

Staff presentation of report dated February 4, 2005 recommending that the 124 Avenue Sanitary Sewer Extension as petitioned be approved, that costs be levied on the three benefiting properties when the final costs are determined and that staff be authorized to prepare the requisite Construction Bylaw.

The General Manager Public Works and Development Services displayed a map identifying the location of the properties and reviewed the report. He advised that there was an error in the report in stating the estimated total cost. The correct estimate is \$50,670.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

Note: Councillor Speirs returned to meeting.

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

931 Bylaw for Highway Closure & Dedication Removal for a Portion of Campbell Avenue

Staff presentation of report dated February 9, 2005 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6262-2004 to consolidate that closed portion of Campbell Avenue with the property at 21340 Campbell Avenue be given three readings.

The Property & Risk Manager reviewed the changes to the *Community Charter* that have necessitated that new bylaws be adopted for items 931 and 932.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

932 **Bylaw for Highway Closure & Dedication Removal for a Portion of St. Ives**

Staff presentation of report dated February 9, 2005 recommending that Maple Ridge Highway Closure and Dedication Removal Bylaw No. 6265-2004 to consolidate the closed portion of St. Ives Street with properties on Chigwell Street be given three readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of February 22, 2005.

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES***

5. ***CORRESPONDENCE***

6. ***OTHER ISSUES***

7. ***ADJOURNMENT*** - 2:15 p.m.

8. ***COMMUNITY FORUM*** - Nil

Acting Mayor Faye Isaac
Presiding Member of the Committee