

District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

January 18, 2010
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor J. Dueck
Councillor L. King
Councillor M. Morden
Councillor C. Speirs

Appointed Staff

J. Rule, Chief Administrative Officer
M. Murray, 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

ABSENT

Councillor A. Hogarth

J. Pickering, Director of Planning
R. Riach, Acting Corporate Officer
A. Gaunt, Confidential Secretary

Other Staff as Required

C. Goddard, Manager of Development and Environmental
Services
L. Zosiak, Planner
R. Acharya, Planner

1. **DELEGATIONS/STAFF PRESENTATIONS**

1.1 **Maple Ridge Public Library Update**
- Caro O'Kennedy

Ms. O'Kennedy provided a video presentation which highlighted Library services for 2009. She outlined outcome statistics for the year including the number of visits to the library, number of books signed out and questions asked at the front desk of the library. She addressed the challenges facing the library system in the upcoming year particularly as the result of provincial funding cuts.

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

1101 RZ/103/08, 28594 104 Avenue, The Miller Residence

Staff report dated January 11, 2010 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6709-2009 and Maple Ridge Heritage Site Maintenance Standards Bylaw No. 6710-2009 to conserve the heritage site known as the Miller residence be given first reading and be forwarded to Public Hearing.

The Director of Planning advised that this is the first time the process of applying heritage legislation to a property is being used by the District of Maple Ridge.

L. Zosiak, Planner gave a Power Point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics

She advised on the Heritage Revitalization Agreement and on the heritage character of the Miller Residence and spoke to the new Heritage Site Maintenance Standards Bylaw.

Stan Pavlov – Applicant Representative

Mr. Pavlov advised that wells and septic fields for the proposed development have been approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 26, 2010.

1102 RZ/085/08, 13260 236 Street, RS-3 and RS-2 to RM-1

Staff report dated January 7, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6703-2009 to permit a 51 unit townhouse development be given first reading and be forwarded to Public Hearing.

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

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Plan
- Site Characteristics

Wilson Chang - Architect

The architect provided a display which presented visuals of the proposed townhouse development, highlighting front façades, lanes for bicycles and pedestrian walkways, landscaping and the quality of the buildings. He advised that more parking than required has been provided for the proposed development.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 26, 2010.

1103 RZ/022/09, 23300 and 23400 136 Avenue, RS-3 to RS-1b

Staff report dated January 7, 2010 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6699-2009 and Maple Ridge Zone Amending Bylaw No. 6700-2009 to permit the subdivision of 21 single family lots be given first reading and be forwarded to Public Hearing.

R. Acharya, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics

David Laird – Applicant Representative

Mr. Laird provided a map of the overall site and the proposed subdivision including a collector road and proposed horse trail. He addressed slope management concerns, storm water management and setbacks from a stream system on the property.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 26, 2010.

1104 RZ/050/06, Development Procedures Amending Bylaw

Staff report dated January 13, 2010 recommending that Maple Ridge Development Procedures Amending Bylaw No. 6706-2009 to implement changes to the development process be given first, second and third readings.

The Manager of Development and Environmental Services reviewed the Development Procedures Amending Bylaw and the staff report.

The Director of Planning addressed the legal aspects of the introduction of the bylaw.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 26, 2010.

1105 DVP/DP/015/08, 11252 Cottonwood Drive

Staff report dated January 4, 2010 recommending that the Corporate Officer be authorized to sign and seal DVP/015/08 to vary front and interior side yard setbacks, maximum building height and to allow for retention of an aboveground utility plant and further that the Corporate Officer be authorized to sign and seal DP/015/08 to permit 81 townhouse units.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 26, 2010.

1106 SD/081/09, 12191-228 Street

Staff report dated January 7, 2010 recommending that the Mayor and Corporate Officer execute the Strata Plan for an 11 unit townhouse development.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Development Information Meeting
- Preliminary Design Plans
- Park Dedication Plan

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 26, 2010.

3. **FINANCIAL AND CORPORATE SERVICES (including Fire and Police) – Nil**
4. **COMMUNITY DEVELOPMENT AND RECREATION SERVICES – Nil**
5. **CORRESPONDENCE – Nil**
6. **OTHER ISSUES – Nil**
7. **ADJOURNMENT – 3:09 p.m.**
8. **COMMUNITY FORUM – Nil**

J. Dueck, Acting Mayor
Presiding Member of the Committee