



City of Maple Ridge
Community Development & Enterprise Services Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Community Development & Enterprise Services Committee held virtually and in the Blaney Room, City Hall on March 22, 2021 at 10:33 am

COMMITTEE MEMBERS PRESENT

Councillor Dueck, Chair
Councillor Svendsen
Councillor Yousef*

COUNCIL MEMBERS PRESENT

Mayor Morden

STAFF MEMBERS PRESENT

Al Horsman	Chief Administrative Officer
Christine Carter	General Manager Planning and Development Services
David Pollock*	General Manager Engineering Services
Laura Benson*	Senior Policy and Sustainability Analyst
Wendy Dupley*	Director, Economic Development and Tourism
Lisa Zosiak	Manager of Community Planning
Chuck Goddard	Director of Planning
Amanda Grochowich	Planner 2
Stephen Cote-Rolvink*	Chief Building Official
Erin Mark	Clerk 3

*Participated remotely due to the COVID-19 pandemic.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-CDES-010

It was moved and seconded

That the agenda of the March 22, 2021 Community Development & Enterprise Services Committee be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-CDES-011

It was moved and seconded

That the minutes of the March 3, 2021 Community Development & Enterprise Services Committee meeting be adopted as circulated.

CARRIED

4. DELEGATIONS – Nil

5. NEW AND UNFINISHED BUSINESS

5.1. Yennadon Lands Concept Plan

A. Grochowich, Planner, delivered an update on the development of the draft policy work for the Yennadon Lands based on the concept plan approved at the December 8, 2020 Council Workshop meeting. Ms. Grochowich spoke about the guiding neighbourhood employment principles for the area and shared a draft employment park concept plan that illustrated that residential uses have been excluded, buffers on the west and south edges have been included to create a more conventional business park, a range of lot sizes have been included to provide flexibility and adaptiveness, that larger lots will be located on the east side of the property with 232 St access and smaller lots on the west side to blend with existing residential, protected greenspace has been included with trails that connect to existing networks, and vehicle access to the property has been streamlined.

Committee members provided their feedback on the presentation and enquired about the timelines for the Official Community Plan (OCP) amendments, interest in the development and when construction could begin. Discussion on area related employment numbers, the Lougheed Corridor, and Metro Vancouver's Regional Growth Strategy occurred.

5.2 Building Process Review

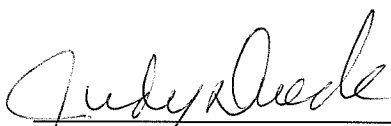
C. Carter, General Manager Planning and Development Services, provided a presentation on the upcoming Building Process Review that is being conducted to improve efficiencies in the building department and adjust processes to accommodate the significant annual increase in construction in the community and corresponding City-issued building permits and inspections. Ms. Carter shared that a consultant has been retained for the Review and provided the timeline for the 6 stages that will include: collection of current function/process information and historical data; interviews and consultation with staff; Council discussion via a special Council Workshop meeting; consultation with the building industry and applicants; a review of similar municipalities; and reports back to the Committee and Council.

Committee members expressed support for the review and to improve processes to provide the best customer service and attract the best builders to the City. Discussion on the length of the proposed special Council Workshop and ways to expedite the review occurred. Staff clarified that this review is specific to building and that the City is exploring grant funding opportunities for reviews of other components of the development process.

6. QUESTION PERIOD – Nil

7. NOTICE OF CLOSED MEETING – Nil

8. ADJOURNMENT at 11:45 am


Councillor Judy Dueck, Chair