

City of Maple Ridge

REPORT OF PUBLIC HEARING

January 18, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 18, 2022 at 7:01 p.m.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	
ABSENT	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	J. Kim, Computer Support Specialist

Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Meadus, Councillor Robson, Councillor Svendsen, and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Mayor Morden called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on January 25, 2022.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1) **2021-117-RZ**
#1 - 23382 River Road
Lot 2 District Lot 275 Group 1 New Westminster District Plan 76507

Maple Ridge Temporary Use Permit No. 2021-117-RZ

To permit a thrift store retail use within Unit #1 of the existing M-2 (General Industrial) zoned building. The current application is to allow for a temporary retail thrift clothing store within the small diner/restaurant whose dining room is closed due to COVID restrictions.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 27 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers three times. There being no comment, the Mayor declared this item dealt with.

2) Aquifer Mapping Update, Official Community Plan Amending Bylaw

Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021

To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that no notices were mailed in relation to the item as the item is a text amendment.

The Mayor called for speakers three times.

There being no comment, the Mayor declared this item dealt with.

3a) 2019-255-RZ

12297 222 Street and 22175 & 22185 123 Avenue

Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830; Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Official Community Amending Bylaw No. 7803-2021

To redesignate portions of the subject properties by adding and removing *Conservation*.

3b) 2019-255-RZ

12297 222 Street and 22175 & 22185 123 Avenue

Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and
Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Zone Amending Bylaw No. 7812-2021

To rezone from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential). The current application is to permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 266 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from J. Blight expressing concerns with on-street parking and M. Mulan expressing concern with the impact on wildlife, blocking of view and removal from conservation area.

The Mayor called for speakers a first time.

J. Blight

Mr. Blight, who represents the strata complex directly across the street from the application expressed concerns with current and future on-street parking, increased density and access out of the complex. Mr. Blight advised that it is difficult for pedestrians walking south on 222nd Street, heading toward transit accessibility at Dewdney, and contending with vehicles in a single lane roadway on 222nd Street.

The Mayor called for speakers a second and third time. There being no comment, the Mayor declared this item dealt with.

4a) 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street

Lot 21 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;
Lot 22 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;
Lot B District Lot 398 Group 1 New Westminster District Plan 16366;
Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1 New Westminster District Plan 16366

Maple Ridge Official Community Amending Bylaw No. 7796-2021

To amend Town Centre Area Plan Policy 3-38 to allow the building height to be increased to six-storeys for sites designated *Low-Rise Multi-Family Apartment, Commercial, and Mixed-Use* in Port Haney.

4b) 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street

Lot 21 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

Lot 22 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

Lot B District Lot 398 Group 1 New Westminster District Plan 16366;

Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1 New Westminster District Plan 16366

Maple Ridge Zone Amending Bylaw No. 7584-2019

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-3-21 (Medium Density CRM Commercial/Residential). The current application is to permit the future construction of a six-storey mixed-use building with 111 apartment units and 535.46 m² (6,115 ft²) of office and retail space.

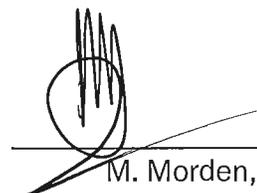
The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 58 notices were mailed out in relation to this application and that no correspondence was received in response.

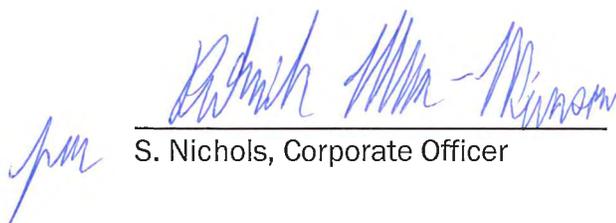
The Mayor called for speakers three times.

There being no comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:30 p.m.


M. Morden, Mayor

Certified Correct


S. Nichols, Corporate Officer