

City of Maple Ridge

***PUBLIC HEARING***

February 21, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 21, 2017 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

Mayor N. Read  
Councillor K. Duncan  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***ABSENT***

Councillor C. Bell  
Councillor B. Masse

*Appointed Staff*

C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services  
C. Goddard, Manager of Development and Environmental Services  
A. Gaunt, Confidential Secretary  
*Other staff as required*  
A. Kopystynski, Planner 2

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Mayor Read called the meeting to order. The Manager of Legislative Services 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 February 28, 2017.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

**1a) 2016-052-RZ  
Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016**

**Legal:** Lots 1 & 2, both of: District Lot 399, Group 1, New Westminster District, Plan 14397

**Location:** 12159 and 12167 223 Street

**Purpose:** To amend Schedule "B" of the Official Community Plan, Town Centre Area Plan Schedule "1" as shown on Map No. 924

**From:** Single-Family Residential

**To:** Low-Rise Apartment

**1b) 2016-052-RZ  
Maple Ridge Zone Amending Bylaw No. 7244-2016**

**Legal:** Lot 44, District Lot 399, Group 1, New Westminster District, Plan 41066  
Lot 48, District Lot 399, Group 1, New Westminster District, Plan 44211  
Lots 1 & 2, both of: District Lot 399, Group 1, New Westminster District,  
Plan 14397

**Location:** 22260 and 22292 122 Avenue, and 12159 and 12167 223 Street

**Purpose:** To rezone to RM-2 (Medium Density Apartment Residential) and to  
terminate Land Use Contracts Registration numbers #33588 and  
#P108265 as shown on Map No. 1674

**And:** The current application is to permit the future construction of a 291 unit  
multi-family rental housing development within the Town Centre.

**From:** LUC (Land Use Contracts) Registration #H33588 & #P108265  
RS-1 (Medium Density Apartment Residential)

**To:** RM-2 (Medium Density Apartment Residential)

The Manager of Legislative Services advised that correspondence was received from Barry Bellamy, co-chair of HUB Cycling, generally supporting the application and requesting Council to consider cycling promotion as a mode of transportation related to the proximity of the development to the downtown core. She advised that correspondence was also received from Lisa Yelds expressing concerns with the current management of the Sorrento building and her ability to pay an increase in rent in the future.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Deferral of 2<sup>nd</sup> Reading
- Policy Context – Housing Action Plan
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Ground Floor Site Plan
- Streetscapes
- Elevations
- Rendering of building facing 223
- Landscape Plan
- Terms and Conditions

The Mayor called for speakers for the first time.

**Michelle Ladre**

Mr. Ladre expressed his concern with the conditions residents are living in at the Sorrento and felt that the Sorrento is currently in a disgraceful state. He stated he was speaking on a social advocacy level and that there are many conditions which should be addressed with the landlord through the Residency Tenancy Act.

The Mayor called for speakers for the second and third time.

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

**2) 2011-089-RZ  
Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement  
Amending Bylaw No. 7306-2016**

**Legal:** Lot A, District Lot 398, New Westminster District, Plan EPP52747

**Location:** 22325 St. Anne Avenue

**Purpose:** To extend the completion date for the conservation of the existing heritage building, (Morse-Turnock Residence).

The Manager of Legislative Services advised that no correspondence was received on this item.

The Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Rendering
- Terms and Conditions

The Mayor called for speakers three times.

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

**3) 2016-129-RZ  
Maple Ridge Zone Amending Bylaw No. 7303-2016**

**Legal:** Lot A, Section 16, Township 12, New Westminster District,  
Plan EPP25279

**Location:** 11225 240 Street

**Purpose:** To amend Part 7 Commercial Zones, Section 701 Neighbourhood Commercial: C-1, sub-section 1. Permitted Principal Uses is amended by adding the following new clause g) as follows:

- g) The following uses are permitted specific to the site legally described as Lot A Section 16 Township 12 New Westminster District Plan EPP25279 and PID 029-069-131:
- i. Licensee Retail Stores
  - ii. Financial Services
  - iii. Professional Services limited to: Medical Clinics, Physiotherapists, Chiropractors, Dentists, Veterinarians and Hearing/Eye Clinics
  - iv. Private Schools
  - v. Fitness Facilities
  - vi. Pharmacies

The Manager of Legislative Services advised that correspondence was received from Sarah Little generally in support of the application however expressing concern with lack of parking.

The Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Uses
- Terms and Conditions

The Mayor called for speakers for the first time.

**Joe Tarnowski**

Mr. Tarnowski spoke in favour of the application and indicated that the company he represents is interested in leasing commercial space to establish a neighbourhood liquor store.

The Mayor called for speakers for the second and third time.

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

**4) 2016-039-RZ  
Maple Ridge Zone Amending Bylaw No. 7229-2016**

<b>Legal:</b>	South Half Lot "B", Section 16, Township 12, New Westminster District, Plan 7528
<b>Location:</b>	11951 240 Street
<b>From:</b>	CS-1 (Service Commercial)
<b>To:</b>	C-2 (Community Commercial)
<b>Purpose:</b>	To rezone to C-2 (Community Commercial). The current application is to permit the future construction of a Tim Hortons restaurant and drive-through.

The Manager of Legislative Services advised that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan
- Landscape Plan
- Elevations
- Proposed Site Plan for Adjacent Southern Development

- Terms and Conditions
- Sound Mitigation Proposal
- Sound Mitigation Fence Information

The Manager of Development and Environmental Services provided clarification on improvements to sound mitigation.

The Mayor called for speakers for the first time.

**Brian Bishop**

Mr. Bishop identified himself as a resident with a home behind the proposed site. He expressed concern with a potential increase in garbage, rodents and noise. He did not feel that this establishment should be open for 24 hours as there is a 24 hour McDonald's in the area. Mr. Bishop pointed out that there are already many persons out late at night and having such establishments open 24 hours promotes activities such as theft which have a negative impact on the neighbourhood.

The Mayor called for speakers for the second time.

**Todd Turner**

Mr. Turner is opposed to the application. He identified himself as a resident with a home in close proximity to the call box for the proposed Tim Hortons. He expressed concern with the 24 hour opening, the acoustics and noise resulting from the proposed application. He questioned the appropriateness of adding another business which is open 24 hours, stating that there are currently several such businesses in the neighbourhood. He listed negative impacts already occurring in the neighbourhood as a result of businesses being open 24 hours.

**Robert Hornsey**

Mr. Hornsey spoke in opposition to the rezoning application as well as the 24 hour operation of the proposed Tim Hortons. He agreed with previous speakers and stated that the area is deluged with similar 24 hour services. He expressed concern with the impact in terms of noise and rodents and questioned whether noise abatement will work. He reiterated his opposition to a 24 hour service.

**Debra Tucker**

Ms. Tucker expressed concern with the added emissions and idling noises coming from vehicles going through the proposed Tim Hortons drive-thru. She stated that Tim Hortons is very busy and she was not sure if residents would like the business in their neighbourhood.

**Andrea Scott – Lovick Scott Architects Ltd.** (Architect for this project)

Ms. Scott addressed concerns with noise mitigation. She provided further information on the proposed acoustic fencing and lighting on the site.

The Mayor called for speakers for a third time.

**Barj Dehan – owner of Tim Hortons franchise**

Mr. Dehan addressed concerns with the 24 hour business model. He indicated that the franchise would like to continue with this model, however, consideration may be given to closing the drive-thru speaker boxes between 11:00 pm. and 5:00 p.m. specifying that the lane will be left open and orders would be placed at the window. Mr. Dehan assured residents that all health regulations will be complied with in response to concerns over increased garbage and rodents. They will be contracting with a third party to manage the rodents. He also commented on the number of employment opportunities this proposed project would provide, and how they offer employees leadership training.

**Adrian Keenan**

Mr. Keenan spoke in favour of the application. He outlined positive aspects of the Tim Hortons franchise in terms of the provision of employment and pointed out that this property is a commercial node. Mr. Keenan explained the nature of the 24 hour opening and the disadvantages for a business which is not open for that time period. He addressed concerns over a possible increase in the rat population.

There being no further 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 terminated the Public Hearing at 7:53 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer