

City of Maple Ridge

REPORT OF PUBLIC HEARING

May 17, 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 Tuesday, May 17, 2022 at 7:00 p.m.

PRESENT

Elected Officials

Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef
Mayor M. Morden

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
S. Labonne, General Manager, Parks, Recreation and Culture

ABSENT

Councillor K. Duncan

Other Staff as Required

C. Goddard, Director of Planning
M. McMullen, Manager of Development & Environmental Services
A. Grochowich, Planner 2

Note: Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

The Mayor called the meeting to order at 7:00 p.m. The Acting 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 May 24, 2022.

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

1) 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

The subject application is to re-designate the Yennadon Lands for an employment future to increase the City's supply of employment lands. The Yennadon Lands include 12 subject properties, generally located at 128 Avenue and 232 Street, as shown on the maps within the staff report and bylaws.

1a) Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021

First Reading: May 11, 2022

Second Reading (as amended): March 8, 2022

- Purpose:** To amend Maple Ridge Zoning Bylaw No. 7060-2014 to:
- introduce a new category “Employment Park” to the existing *Industrial* land use designation;
 - amend Employment Policy (6-44) to reflect the Yennadon Lands Employment Park;
 - amend Section 6.4 to include the Employment Park policy;
 - introduce the Yennadon Lands Employment Park Development Permit Area Guidelines; and
 - to amend the Zoning Matrix to include the Employment Park Land Use Category and the new M-7 (Employment Park Industrial) zone.

1b) Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021

First Reading: May 11, 2021

Second Reading (as amended): April 12, 2022

Purpose: To amend the Urban Area Boundary to include the Yennadon Lands in their entirety, and to re-designate lands from *Agriculture to Industrial and Conservation*.

1c) Maple Ridge Official Community Plan Amending Bylaw No. 7838-2022

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate lands from *Agricultural to Industrial*.

A. Grochowich gave a detailed presentation providing information on the application.

Note: Councillor Yousef joined the meeting at 7:10 p.m.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 174 notices were mailed out in relation to this application and that 21 letters opposing the application were received, one neutral letter was received, and a few letters were received after the cut-off deadline for submissions.

The Mayor called for speakers for a first time.

Cynthia Mackie

C. Mackie advised that she strongly objected to the rezoning due to the wildlife corridor being jeopardized and that the location was not appropriate since this was a residential neighbourhood. She also stated that no signage meant there was a lack of awareness of this proposal in the neighbourhood. Staff provided an overview of the public process.

Robert Dramer

R. Dramer advised that his family lives in the neighbourhood and they were objecting due to the loss of habitat disruption of the natural environment and that Council should work instead to conserve biodiversity in this area.

Tracey Dempster

T. Dempster advised that protection of the natural environment is important for mental health, and that the salmon creek is federally protected and would be threatened from any industrial uses. She urged Council to consider its priorities and preserve this small community and its connection to nature.

Dan Wallace

D. Wallace expressed concern over traffic impacts and said the roads were already strained and would need to be widened with traffic calming devices added. He suggested there were other areas of the City where the infrastructure was already in place to support industrial uses.

Tim Bonner

T. Bonner expressed concerns over the interface between industrial and residential uses and that the road infrastructure is not sufficient to be able to handle the volume of traffic. He advised that he was also concerned that there was lots of wildlife currently using this area, and that there would be impacts on property values.

Zuzana Vasko

Z. Vasko advised that this was an ecologically sensitive wetland area and in danger of potential flooding and that there should be an independent environmental assessment of the properties done. She stated that this area was of extreme value to the lives of the neighbourhood.

Darleen Bernard

D. Bernard advised that it was important to retain areas where children can play outside, and that people need green space for their mental health. She asked Council to say no to this rezoning due to the wildlife, loss of habitat and traffic concerns.

Jordan Mackie

J. Mackie advised that the salmon were his main concern, and asked Council to reconsider since this was the last beautiful forest in the middle of town. He also expressed concerns about the lack of signage and the traffic impacts.

Andrea Dolan

A. Dolan spoke in opposition to the rezoning and expressed concerns over the traffic in the area.

Lillian Ireland

L. Ireland spoke in opposition and requested that Council reconsider this rezoning, and expressed concern over the impacts on salmon and wildlife habitat.

Soo Wong

S. Wong advised that she had submitted a report to the City and requested that Council read it, in particular that the properties were a wetland that should be preserved.

Mike Patterson

M. Patterson questioned why this property was not designated as ALR lands and used for small farm operations, that the City needs more agricultural land not industrial land.

David Beaver

D. Beaver stated that the application was continuing despite community feedback in opposition to this proposal. He stated Council was ignoring significant impacts on water tables, traffic that needs to be mitigated, and that this was not a good site for industrial uses.

Silver Wallace

S. Wallace advised that she works in the industrial park in Pitt Meadows, that it was all asphalt with no green space, and said this would end up the same way. She stated this is a residential area and expressed concerns over transportation and impacts on property values.

Note: Councillor Robson left the meeting at 8:06 p.m. and returned at 8:07 p.m.

Jody Shibley

J. Shibley asked about setbacks from the creeks, the proposed trail right of way and creek crossings. She also questioned whether the City knew how many people worked in other industrial areas and how many of those lived in the City. Staff clarified the setbacks and trail locations and advised that no creek crossings were proposed.

Jamie DeAdder

J. DeAdder advised that he agreed with the other speakers regarding infrastructure and traffic, and that he has a concern for the animals living and travelling across these lands. He also expressed concerns over noise pollution, access points, lighting and changes to the ecosystem of the area.

Justin Bennett

J. Bennett advised that the neighbourhood was sending a clear message that this is not the right place for industrial uses, and it would change and damage the nature of the community. The uses would have serious environmental impacts, increased flooding and would be dangerous for children travelling to school in this area.

Melissa Webber

M. Webber stated that she agreed with the other speakers and that she had submitted an email requesting answers to several questions, including definitions, types of businesses proposed, and who is requesting the rezoning.

Andy Cleven

A. Cleven expressed concerns that there had not been proper consultation, that this would change the flavour of the neighbourhood and that no one in this area is in favour of the rezoning. He stated that he has a concern regarding heavy trucks and requested that Council reconsider.

Lisa Bennett

L. Bennett expressed concerns regarding impacts including flood plain, traffic, safety of students, loss of wetlands and salmon street, and that an alternative would be single family lots similar to those in their neighbourhood.

A. Grochowich clarified the type of development proposed to ensure it would be a good neighbour to the residential area to soften the interface, and the General Manager Engineering Services summarized the proposed traffic infrastructure upgrades.

The Mayor called for speakers a second time.

Jordan Mackie

J. Mackie expressed concerns of impacts on the two salmon-bearing waterways with increased risk of flooding and increased traffic.

Tim Bonner

T. Bonner expressed concerns regarding traffic, interface, lights and safety and stated that the owners of the property would prefer to do a large lot residential rather than industrial development.

Darleen Bernard

D. Bonner questioned who the investors were and what their money will go towards, and whether any would be used to lessen the impacts on the neighbourhood.

Andy Cleven

A. Clevan stated that this industrial park is in the wrong place and it needs to be where the major transportation routes are, that the public needs to be asked what they would want for that property, for example a neighbourhood park.

Robert Dramer

R. Dramer expressed concerns regarding flooding, lack of environmental assessment, loss of forest lands and replacing it with asphalt.

Mike Patterson

M. Patterson suggested that the property be converted to ALR lands, possibly a community farm or community gardens.

Andrea Dolan

A. Dolan expressed concerns regarding traffic bypassing the busy routes and using their local neighbourhood roads.

Dan Wallace

D. Wallace advised that the infrastructure was not in place to support this, that it would be a loss of valuable parkland, and that Council needs to review where they can put these employment lands.

Linda Gardiner

L. Gardner stated that she agreed with all of the other speakers, and that the neighbourhood does not want this rezoning, the traffic is already bad, and that there are lots of other suitable areas to put this industrial park rather than ruin a nice residential area.

Jordan Mackie

J. Mackie advised that widening the roads would just mean loss of more agricultural land, there is already flooding in this area, and he expressed concerns regarding pedestrian safety and requested that Council reconsider.

Silver Wallace

S. Wallace advised that the area would just end up being an asphalt jungle like the one in Pitt Meadows and that most of the workers would not be local City residents. She also expressed concerns regarding impacts on wildlife and traffic.

A. Grochowich reviewed the development proposal, including building heights within the Development Permit areas.

Jody Shibley

J. Shibley stated that she echoed the sentiments of her neighbours, that the community was not in support, and that this was the wrong area for this project. The increased traffic that was already cutting through the residential areas would be a danger to residents and wildlife, and that there would be impacts on the creeks with increased flooding.

Lisa Bennett

L. Bennett stated that she was opposed to the rezoning, and suggested that the property be made residential or agricultural.

Note: Councillor Robson left the meeting at 9:08 p.m. and returned at 9:09 p.m.

The Mayor called for speakers for a third and final time.

Andy Clevan

A. Clevan advised that there was no public support for this project and requested that council listen to what the community actually wants on this property.

Jordan Mackie

J. Mackie advised that he was against this project and that the neighbourhood was not aware of it. He questioned why there was no sign on the property for something so major.

Cynthia Mackie

C. Mackie advised that she agreed with the comments regarding lack of public awareness and suggested that there should be better public processed to ensure this does not happen again, and that this rezoning does not fit into this neighbourhood.

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

Note: The meeting recessed at 9:14 p.m. and reconvened at 9:25 p.m.

- 2) **2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road**
Lot 109 District Lot 396 Group 1 New Westminster District Plan 26368; and
Lot 110 District Lot 396 Group 1 New Westminster District Plan 26368

The subject application is to permit the future construction of a six-storey, mixed use, commercial/residential apartment building with approximately 100 residential units and commercial units on the ground floor.

2a) **Maple Ridge Zone Amending Bylaw No. 7690-2020**

First Reading: January 26, 2021

Second Reading: April 12, 2022

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial).

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 233 notices were mailed out in relation to this application and that 2 letters opposing the application were received in response.

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

- 3) **2018-429-RZ, 11052 240 Street**
Lot 3 Section 10 Township 12 Group 1 New Westminster Land District Plan 17613

The subject application is to permit a future subdivision of approximately five lots.

3a) **Maple Ridge Official Community Plan Amending Bylaw No. 7514-2018**

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Low/Medium Density Residential* to *Conservation*.

3b) **Maple Ridge Zone Amending Bylaw No. 7515-2018**

First Reading: November 27, 2018

Second Reading (as amended): April 12, 2022

Purpose: To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential).

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 258 notices were mailed out in relation to this application and that no correspondence regarding the application was received.

The Mayor called for speakers for a first time.

Kristina Gao

K. Gao advised that all new single family homes were being built with suites, resulting in up to 4 vehicles per home and that there was not enough parking available for the existing homes.

The Mayor called for speakers for a second time.

Kristina Gao

K. Gao questioned whether the parking issue had been raised during the application process. Staff advised that two on-site parking spaces were required per lot, and that parking would be required as the projects proceed.

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

4) **2019-001-RZ, 24440 128 Avenue**

Lot 1 Section 22 Township 12 New Westminster District Plan 23770

The subject application is to permit a future subdivision of six bare-land strata lots.

4a) Maple Ridge Official Community Plan Amending Bylaw No. 7832-2022

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Suburban Residential* to *Conservation*.

4b) Maple Ridge Zone Amending Bylaw No. 7528-2019

First Reading: January 29, 2019

Second Reading: April 12, 2022

Purpose: To rezone a portion of the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential).

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 17 notices were mailed out in relation to this application and that 2 letters in opposition were received in response.

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

5) 2020-250-RZ, 23939 Fern Crescent

Lot 45 Section 28 Township 12 New Westminster District Plan 63118

The subject application is to permit a future subdivision of approximately five lots.

5a) Maple Ridge Official Community Plan Amending Bylaw No. 7691-2020

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Low Density Urban* to *Conservation*.

5b) Maple Ridge Zone Amending Bylaw No. 7692-2020

First Reading: January 12, 2021

Second Reading: April 12, 2022

Purpose: To rezone a portion of the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential).

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 21 notices were mailed out in relation to this application and that 1 letter in opposition was received in response.

The Mayor called for speakers for a first time.

Troy Seabrook

T. Seabrook expressed concerns regarding the boundary between their property and the developer's property and the loss of privacy in their backyard and requested that the applicant be required by covenant to build a new solid 8-foot-high fence and a row of trees to provide for more privacy. The Mayor requested that Mr. Seabrook contact staff regarding these concerns.

The Mayor called for speakers for a second time.

Marie Seabrook

M. Seabrook expressed concerns regarding loss of privacy on their property and that the developer had advised they have no intention of putting up any new fences. Staff advised that they will review the property boundaries with the surveyors and contact the Mr. and Mrs. Seabrook to discuss their concerns regarding fences and boundaries.

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

6) 2021-131-RZ, 23103 136 Avenue

Lot 1 Section 32 Township 12 New Westminster District Plan EPP70286 Except Plan EPP75644

The subject application is to permit a future subdivision of approximately 20 lots.

6a) Maple Ridge Official Community Plan Amending Bylaw No. 7839-2022

First Reading: April 12, 2022

Second Reading: April 12, 2022

Purpose: To re-designate a portion of the subject property from *Conservation and Civic* to *Medium Density Residential*.

6b) Maple Ridge Zone Amending Bylaw No. 7725-2021

First Reading: April 13, 2021

Second Reading: April 12, 2022

Purpose: To rezone a portion of the subject property from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential).

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 49 notices were mailed out in relation to this application and that no correspondence was received in response.

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

- 7) **2021-244-RZ, 13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street**
Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409; Lot 8 Section 33 Township 12 New Westminster District Plan 13766; Lot 15 Section 33 Township 12 New Westminster District Plan 26732; and Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409

The subject application is to permit a future subdivision of approximately 17 lots.

7a) **Maple Ridge Official Community Plan Amending Bylaw No. 7846-2022**

First Reading: April 26, 2022

Second Reading: April 26, 2022

Purpose: To re-designate portions of the subject properties from *Eco Cluster* to *Conservation*.

7b) **Maple Ridge Zone Amending Bylaw No. 7768-2021**

First Reading: July 13, 2021

Second Reading (as amended): April 26, 2022

Purpose: To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised that this item was posted in the May 6 and May 13 editions of the local newspaper and 42 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers for a first time.

Kevin Carson

K. Carson advised that he was opposed to the application and had several concerns including removal of trees, stripping of the slope and impacts on the salmon stream. He also stated there are already traffic difficulties in the area and this would just make it worse.

The Mayor called for speakers for a second time.

Kevin Carson

K. Carson advised that street parking in this area adds to the traffic issues and makes it dangerous, that the schools are already overcrowded, and that this is the wrong development in the wrong place at the wrong time.

The Mayor called for speakers for a third and final time.

Kevin Carson

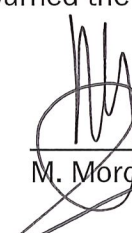
K. Carson stated that this is a unique community and that the green space and nature was disappearing, and the development would just lead to wildlife conflicts.

Quentin Boulton

Q. Boulton spoke on behalf of the applicant and advised that this was Phase 2 of a 3 Phase project and that they have worked closely with staff on this eco cluster development and the joining of all 3 phases. He stated that 31% would be dedicated as park, and that several infrastructure improvements are planned.


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 adjourned the Public Hearing at 10:33 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer