

City of Maple Ridge

PUBLIC HEARING

September 18, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 18, 2018 at 6:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
D. Pollock, Acting General Manager of Public Works and Development
C. Carter, Director of Planning
C. Goddard, Manager of Development and Environmental Services
L. Benson, Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
B. Elliott, Manager of Community Planning
C. Chan, Planner 1
A. Kopystynski, Planner 2
M. Van Dop, Deputy Fire Chief

Mayor Read 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 September 25, 2018.

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

- 1) **2013-117-RZ. 12182 228 Street**
Lot 1 Except: Firstly: The North 75 Feet and Secondly: Part Subdivided by Plan 44214; Section 20 Township 12 New Westminster District Plan 4836

Maple Ridge Zone Amending Bylaw No. 7055-2014

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special amenity Residential District). The current application is to permit a future subdivision of approximately 3 lots.

The Corporate Officer advised that 64 letters were mailed out and that no correspondence was received on this item.

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

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

The Mayor called for speakers three times.

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

2) **2017-221-RZ, 22032 119 Avenue**

Lot 56 District Lot 397 Group 1 New Westminster District Plan 14049

Maple Ridge Zone Amending Bylaw No. 7355-2017

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex.

The Corporate Officer advised that 31 letters were mailed out and that no correspondence was received on this item.

C. Chan, Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Renderings, Images and Perspectives
- Proposed Site Plan
- Perspectives of Front and Back Renderings
- Landscape Sections
- Terms and Conditions

The Mayor called for speakers three times.

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

- 3) **2017-331-RZ, 12260 Laity Street**
Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

Maple Ridge Zone Amending Bylaw No. 7385-2017

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit the future subdivision of approximately 3 lots.

The Corporate Officer advised 47 letters were mailed out and that two correspondence items with comments on the proposal application were received.

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

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

The Mayor called for speakers three times.

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

- 4) **2017-031-RZ, 21333 River Road**
Lot 49 District Lot 248 Group 1 New Westminster District Plan 27106

Maple Ridge Zone Amending Bylaw No. 7348-2017

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit future construction of approximately 4 units.

The Corporate Officer advised 26 letters were mailed out and 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
- Rendering
- Proposed Site Plan
- Elevations
- Terms and Conditions

The Mayor called for speakers three times.

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

5) **2017-233-RZ**

Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017

To amend the Maple Ridge Official Community Plan to implement the triplex, fourplex and courtyard housing forms.

Maple Ridge Zone Amending Bylaw No. 7312-2017

To amend the Maple Ridge Zoning Bylaw to create a new RT-2(Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms

Off Street Parking and Loading Amending Bylaw No. 7350-2017

To amend the Maple Ridge Off Street Parking and Loading Bylaw to implement the triplex, fourplex and courtyard forms. The current application is to create a new RT-2 (Ground-Oriented Residential Infill) zone.

The Corporate Officer advised that no correspondence was received on this item.

C. Chan, Planner gave a power point presentation providing the following information:

- Background
- Changes to RT-2 Zone since first reading
- Draft RT-2 Zone Requirements
- Terms and Conditions

The Mayor called for speakers on first call.

Kevin Urbas

Mr. Urbas identified himself as working in development and design in the community. He expressed concern with the proposed change to height restrictions from 11 m to 9.5 m. He stated that there are existing 11 m high buildings in the area and proposed that consideration be given to allowing new buildings beside existing buildings which are 11 m high to also be of that height. He feels that the allowable height should remain at 11 m.

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

6) 2012-023-RZ, 11240 238 Street

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12
New Westminster District, Except Plan EPP62575

Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018

To amend Schedule "B" from Park and Conservation to Institutional and Conservation
To amend Schedule "C" to Add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7313-2017

To rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional).

That Part 2, INTERPERTATION, CIVIC is hereby amended by

The addition of the word "park" following the words "golf courses and firehalls".

That Part 9, INSTITUTIONAL ZONES, Section 901 PERMITTED USES OF LAND,
BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES , PERMITTED USE is hereby
amended by replacing "Civic Institutional" with "Civic";

The current application is to permit the future construction of Fire Hall No. 4.

The Corporate Officer advised that 306 letters were mailed and that one letter expressing
opposition to the proposal in terms of noise, hours of operation and location of this type of
facility in a high density neighbourhood was received.

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Proposed Site Plan Legend
- Application History
- Site Selection Process
- Terms and Conditions

The Assistant Fire Chief gave a PowerPoint presentation providing the following information:

- Operation and Design Synopsis
- Service Area and Priorities
- Operations
- Design Elements and Mitigation through Design

Note: Councillor Shymkiw joined the meeting at 6:37 p.m.

The Mayor called for speakers on first call.

Jeff Johansen

Mr. Johansen spoke in opposition to the application. He expressed concern with the rezoning of the property to allow for an industrial operation which will impact a neighbourhood comprised of young families with noise resulting from training on the site and from fire calls. He stated he is not opposed to a fire hall in the area, however, he feels other sites have not been considered and will be more suitable.

The Mayor called for speakers on second and third call.

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

7) 2015-373-RZ, 23616 132 Avenue

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28 Township 12 New Westminster District Plan 2637

Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended from Medium/High Density Residential and Conservation to Conservation/Low Density Urban and Medium/High Density Residential

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended To Add To Conservation and To Remove From Conservation

Maple Ridge Zone Amending Bylaw No. 7195-2015

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District). The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.

The Corporate Officer advised 103 letters were mailed and that no correspondence was received on this item.

A. Kopystynski, Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- 236 Street Rendering (facing west)
- 132 Street Rendering
- Proposed Site Plan
- Elevations
- Landscape Plan
- Terms and Conditions

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 6:50 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer