

City of Maple Ridge

***REPORT OF PUBLIC HEARING***

January 19, 2021

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 19, 2021 at 7:00 p.m.

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**PRESENT**

*Elected Officials*

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

*Appointed Staff*

C. Carter, General Manager Planning & Development Services  
C. Crabtree, General Manager Corporate Services  
D. Pollock, General Manager Engineering Services  
D. Denton, Deputy Corporate Officer  
A. Gaunt, Recording Secretary  
Other Staff as Required  
C. Goddard, Director of Planning  
K. Gowan, Planner  
A. Kopystynski, Planner  
M. McMullen,  
M. Vogel, Computer Specialist  
L. Zosiak, Manager of Community Planning

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Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Duncan, 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 Deputy 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 26, 2021.

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

1) **2020-327-RZ, Removal of Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites**

**Maple Ridge Zone Amending Bylaw No. 7674-2020**

To remove the owner occupancy requirement for those properties on which secondary suites and detached garden suites may be located.

The Deputy Corporate Officer advised that no notices were mailed out in relation to this application as it is a text amendment and that no correspondence was received.

K. Gowan, Planner gave a detailed description providing information on the application.

The Mayor called for speakers three times.

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

**2) 2020-389-RZ, Temporary Use Permits**

**Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020**

To designate the entire City as a Temporary Use Permit Area, and thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

The Deputy Corporate Officer advised that no notices were mailed out in relation to this application as it is a text amendment and that no correspondence was received.

M. McMullen, gave a detailed description providing information on the application.

The Mayor called for speakers three times.

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

**3) 2019-064-RZ, 11045 Cameron Court**

Lot 32 Section 10 Township 12 New Westminster District Plan 66748

**Maple Ridge Zone Amending Bylaw No. 7551-2019**

To rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Albion Area Density Bonus provision to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of less than 2000m<sup>2</sup> and not less than 557m<sup>2</sup>.

The current application is to permit a future subdivision of six (6) lots utilizing the Albion Area Density Bonus provisions.

The Deputy Corporate Officer advised that 12 notices were mailed out in relation to this application and that no correspondence was received on this item.

M. McMullen gave a detailed description providing information on the application.

The Mayor called for speakers three times.

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

Note: Councillor Duncan excused herself from discussion of Item 4 at 7:16 p.m. as her family owns property in vicinity of the application.

- 4) **2020-362-RZ, 11300 Pazarena Place**  
Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514

**Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020**

To re-designate the Urban Residential designated portion of the subject site to Commercial.

**Maple Ridge Zone Amending Bylaw No. 7679-2020**

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning.

The current application is to re-designate a portion of the subject site from Urban Residential to Commercial within the Official Community Plan and rezone this portion from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial).

The Deputy Corporate Officer advised that 75 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner gave a detailed description providing information on the application.

The Mayor called for speakers three times.

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

Note: Councillor Duncan returned to the meeting at 7:20 p.m.

- 5) **2018-243-RZ, 21963 Dewdney Trunk Road, an unaddressed lot on 220 Street and 12029 220 Street**  
Lot 1 District Lot 396 Group 1 New Westminster District Plan 15883  
Lot 2 District Lot 396 Group 1 New Westminster District Plan 15883  
Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883

**Maple Ridge Zone Amending Bylaw No. 7484-2018**

To rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential).

The current application is to permit construction of approximately twelve (12) townhouse units.

The Deputy Corporate Officer advised that 52 notices were mailed out in relation to this application and that one piece of correspondence opposed to the application was received.

A. Kopystynski, Planner gave a detailed description providing information on the application.

The Mayor called for speakers for first and second call.

The Mayor called for speakers for third call.

**Michael Wade**

Mr. Wade expressed concern with the inclusion of a lot on 220<sup>th</sup> street at 12029 in terms of property across the street. He felt that adding this lot may result in extending higher density further down 220 street to the creek and impacting that waterway. He also expressed concern with the proposed underground parking and questioned the viability of large full size trucks and sprinter vans being able to use that form of parking.

He stated that the proposed application appears to have massing around the perimeter rather than the middle and feels that the number of units on the site is too high. He also commented on the appearance of the roof lines compared to nearby buildings.

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.

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M. Morden, Mayor

Certified Correct

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D. Denton, Deputy Corporate Officer