

CITY OF MAPLE RIDGE

REPORT OF PUBLIC HEARING

March 19, 2019

The Report of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 19, 2019 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*

K. Swift, Acting Chief Administrative Officer  
F. Quinn, General Manager Public Works & Development Services  
L. Benson, Director of Corporate Administration  
*Other staff as required*  
D. Pollock, Municipal Engineer  
C. Carter, Director of Planning  
C. Goddard, Manager of Development and Environmental Services  
D. Hall, Planner 2, Development and Environmental Services  
A. Kopystynski, Planner 2, Development and Environmental Services  
W. Cooper, Planner 1, Development and Environmental Services

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Mayor Morden called the meeting to order at 7:03 p.m..  
Councillor Duncan entered the meeting at 7:04 p.m.

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 April 9, 2019.

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

1) **2017-184-RZ**  
**23585 128 Avenue**

Lot 24 Section 28 Township 12 New Westminster District Plan 38973

**Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019**

To re-designate a portion of the subject property from Estate Suburban Residential to Conservation and Forest and to add to Schedule "C" areas designated as Conservation and Forest.

**Maple Ridge Zone Amending Bylaw No. 7392-2017**

A text amendment to the RS-2 (One Family Suburban Residential) zone with density bonus provisions. The current application is to create a 5 lot subdivision.

D. Hall, Planner 2, Development and Environmental Services, gave a PowerPoint presentation including the following information:

- Applicant Information

- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal site specific text amendment to create 5 lot subdivision
- Proposed Site Plan
- Terms and Conditions

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

2) **2013-087-RZ**  
**23500 and 23550 Larch Avenue**

Lot 4 Section 28 Township 12 New Westminster District Plan 24142  
Lot 38 Section 28 Township 12 New Westminster District Plan 40978

**Maple Ridge Official Community Plan Amending Bylaw No. 7526-2018**

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Area Plan, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet from Conservation and Neighbourhood Park to Medium/High Density Residential.

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Area Plan, Figure 4 – Trails / Open Space to remove from Conservation and to remove from Neighbourhood Park.

To establish a defined boundary between the portion of the site to be developed and the portion proposed to be developed as Neighbourhood Park to the west.

**Maple Ridge Zone Amending Bylaw No. 7068-2014**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and P-1 (Park and School). The current application is to allow future development of approximately 19 townhouses with 0.53 ha (1.3 acres) allocated for a future neighbourhood park and conservation lands.

A. Kopystynski, Planner 2, Development and Environmental Services, gave a PowerPoint presentation including the following information:

- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Site Cross Sections
- Site Elevations
- Parking revised to deal with units 1 and 2 tandem, 12 units side by side parking
- Landscape Plan
- Front / Back Yard Elevations
- Terms and Conditions

The Mayor called for speakers.

**Speaker #1**

The speaker noted that his property has flooded twice while construction happens to the south and west of his property. He asked where the rain water would be going to from this development. The Architect in attendance noted that a sump pump would be located on Larch Road. The speaker questioned the status of Fern Crescent. Staff advised of a road right of way which is currently a horse trail and that there are no plans to extend road. As requested by Council, staff advised that every development has to go through the Rain Water Management Plan and that other developments will also require a Storm Water Management plan.

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

- 3) **2017-461-RZ**  
**11641 227 Street**  
Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

**Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018**

To amend Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map from Conservation to Low-Rise Apartment.

To amend Schedule "C" by removing Conservation.

To amend Schedule "A" Chapter 10.4 Town Centre Area plan, Section 3.3 Land Use Designations, subsection 3-22 Low Rise Apartment by adding text that a low rise apartment development be of a minimum of six (6) storeys for the subject property.

To amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development.

**Maple Ridge Zone Amending Bylaw No. 7401-2017**

To rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of two residential apartment buildings with approximately 153 residential units. To accommodate the project, site specific changes to the RM-2 (Medium Density Residential) zone are required. They are as follows:

- 1) To increase the permitted net density from 1.8 to 2.0 FSR, and
- 2) To increase the building height from 15 metres (4 storeys) to 22 metres (6 storeys).

W. Cooper, Planner 1, Development and Environmental Services gave a PowerPoint presentation including the following information:

- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics

- Development Proposal to construct two residential apartment buildings with approximately 153 residential units
- File History
- Zoning Site Specific
- Site Plan
- Perspective Vignettes
- Landscape Plan
- Proposed Public Access
- Proposed Variances
- Terms and Conditions

The Mayor called for speakers.

The Corporate Officer advised that there were 218 letters sent out and that 4 written responses were received expressing various concerns.

#### **Speakers #1**

The speaker spoke against the proposed bylaw noting that the payment in lieu of rental units is far below that received in other municipalities. The speaker advised that neighbours had originally supported the development as it would have assisted with the affordable housing crisis in Maple Ridge. The speaker asked what the final number of storeys was going to be and why neighbours were being asked to give up their views when the developer was not having to give up the rental units.

#### **Speaker #2**

The speaker spoke against the proposed development citing the lack of a clear understanding of the total number of storey's proposed, the lack of parking and transportation in the area, and the change to the character of the area. Staff advised of the process the application will go through in response to the concerns raised.

#### **Speaker #3**

The speaker raised concerns with the lack of housing for those in Maple Ridge who don't have privileges we all have. The speaker noted the need for a rental housing component in all developments and encouraged council to take the concerns of the voter's into consideration.

#### **Speaker #4**

The speaker supports high density housing in Maple Ridge but spoke against the cash in lieu settlement offered to the developer. The speaker suggested that Council would not be able to build affordable housing with the cash in lieu payment. The speaker raised concerns with the development process for this application noting that consultation with the neighbourhood originally showed 4 storeys and expressed concern with the change in storeys and rental housing until the project received 2<sup>nd</sup> reading. The speaker noted that the compensation for the density bonus and cash in lieu of rental housing was not adequate.

#### **Speaker #5**

The speaker opposed the development noting the increase in storeys and loss of green space. The speaker raised concerns with the cash in lieu paid for the elimination of the rental housing originally proposed.

The Mayor called for speakers a second and third time.

**Speaker #1**

The speaker advised that the development on the site has already started and that the earth piled up is an eyesore and that water running through the site is running into conservation areas.

**Speaker #6**

The speaker inquired as to whether the building was going to be wood frame or concrete and what the provincial building code allowed.

**Speaker #7**

The speaker raised concerns with Council building purpose built rental housing in one area of the city versus incorporating rental units in every development and expressed concern that this approach may result in another Northumberland situation. The speaker suggested intermixing affordable housing into all future developments. The speaker noted concern with the cash in lieu proposed for this application noting the need for rental housing.

The architect for the application, Mr. Wayne Bissky of Bissky Architecture provided the following information in response to the concerns raised:

- Rezoning and the Development Permit happen concurrently;
- The building was never 4 storeys, the same drawings presented tonight were presented at the neighbourhood meeting;
- The building will be comprised of a steel frame;
- The number of parking stalls would be 1.72 per unit which is in excess of the bylaw requirement;
- Fire access would be provided in accordance with the bylaw and fire department consultation and approval; and,
- Affordable housing is needed in Maple Ridge and that bylaws have not been amended to keep up with the demand

**Speaker #8**

The speaker requested clarification relative to the 4 storeys presented and noted agreement with other speakers for the need to have mixed housing in all developments.

Mr. Ron Davis of Concordia Homes, the developer for the site, spoke to the difficulty to build affordable rental units. He advised that the intent is for his family to rent out suites as part of the family portfolio. He advised that the steel and concrete building design will be similar to that of Emerald Manor which is largely fire proof. He advised that the building will be fully sprinkled, it will include green features, outsulation versus insulation, and heat pumps which will result in a very attractive building for purchase to rent investors.

**Speaker #9**

The speaker advised that future generations will not be able to afford homes and suggested affordable housing is needed for both the young and elderly. The speaker expressed concerns with the cash in lieu proposed for not delivering the rental housing component.

The Mayor called a final time for speakers.

**Speaker #10**

The speaker raised the need for affordable housing and suggested that the city look at the model in Vienna. The speaker urged council not to forgo the rental units originally proposed.

**Speaker #11**

The speaker raised concerns that the cash in lieu payments will not allow the city to build affordable integrated housing without ghetto's being created and the need to address density bonus processes.

The Mayor called again for speakers. 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 7:15 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer