

City of Maple Ridge

**REPORT OF PUBLIC HEARING**

**May 19, 2020**

The report of the Public Hearing held in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 19, 2020 at 7:03 p.m. as a virtual online meeting.

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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*

A. Horsman, Chief Administrative Officer  
D. Boag, General Manager Parks, Recreation & Culture  
C. Carter, General Manager Planning & Development Services  
C. Crabtree, Acting General Manager Corporate Services  
D. Pollock, General Manager Engineering Services  
S. Nichols, Corporate Officer  
Other Staff as Required  
C. Goddard, Director of Planning  
M. McMullen, Manager of Development & Environmental Services  
A. Kopystynski, Planner 2, Manager of Development & Environmental Services

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Note: Councillor Robson was not in attendance at the start of the meeting. He joined the meeting at 7:05 p.m.

Note: Due to the COVID-19 pandemic, Council members participated electronically.

Mayor Morden 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 May 26, 2020.

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

**1a) 2017-473-RZ  
13616 and 13660 232 Street**

South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33 Township 12 New Westminster District Plan 2409 being all that portion of said Lot lying to the South of a straight line drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and Parcel "A" (Reference Plan 10274) South Part Lot 9 Block "A" Section 33 Township 12 New Westminster District Plan 2409

**Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018**

To amend Figure 2 and 3A of the Silver Valley Area Plan from Open Space, Medium Density Residential, Low Density Residential and Eco Cluster to Medium/High Density Residential, Medium Density Residential, Open Space, Low Density Urban and Conservation.

To amend Figure 4, Trails/Open Space to remove from Open Space, to add to Open Space and Conservation.

To revise the boundaries of the land use designations to fit the site conditions with respect to slopes and natural features.

**1b) 2017-473-RZ  
13616 and 13660 232 Street**

**Maple Ridge Zone Amending Bylaw No. 7431-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), RS-1 (One Family Urban Residential), R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse – Silver Valley).

**The current application is to permit the future development of approximately 10 street townhouse units and approximately 13 single family lots.**

The Corporate Officer advised that 7 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Director of Planning gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

**Kevin Carson**

Mr. Carson spoke in opposition to the application. He expressed concern with continued densification in the area, which he feels has been mishandled, and the negative impact culturally and on human and wildlife residents in the existing neighbourhoods. He spoke on the continuing increase in traffic congestion, lack of green space and the rise in human/wildlife conflicts. Mr. Carson expressed that densification should be concentrated in downtown areas and should not be done in a sprawling manner particularly in areas of waterways.

The Mayor repeated the call for speakers on first call and then called for speakers on second call. He advised that third call will be dealt with at the end of the meeting to allow the public further opportunity for input on the item.

- 2a) 2018-464-RZ, 11907 223 Street**  
Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380

**Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020**

To amend Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment, Policy 3-22, to allow the maximum number of storeys associated with the Low-Rise Apartment designation in the Town Centre Area Plan to be increased from five (5) storeys to six (6) storeys where impacts such as building shadowing, neighbourhood character and view obstruction are sufficiently mitigated.

- 2b) 2018-464-RZ, 11907 223 Street**

**Maple Ridge Zone Amending Bylaw No. 7563-2019**

To rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District).

The current application is to permit the future construction of a 6 storey residential apartment building containing approximately 51 units utilizing the Density Bonus provisions within the Zoning Bylaw.

The Corporate Officer advised that 118 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 for first and second call.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on the item.

- 3) 2016-411-RZ, 21188 Wicklund Avenue**  
Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

**Maple Ridge Zone Amending Bylaw No. 7505-2018**

To rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential).

The current application is to permit a future subdivision of approximately 2 single family lots of 484 sq. m in size.

The Corporate Officer advised that 89 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a detailed description providing information on the application.

The Mayor called for speakers for first and second call.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on this item.

- 4) **2018-004-RZ, 22567, 22583 and 22577 Brown Avenue**  
Lot 5 Section 20 Township 12 New Westminster District Plan 8843  
Lot 6 Section 20 Township 12 New Westminster District Plan 8843  
Lot 7 Section 20 Township 12 New Westminster District Plan 8081

**Maple Ridge Zone Amending Bylaw No. 7445-2018**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District).

The current application is to permit the future construction of a 5 storey apartment building containing approximately 48 units utilizing the Density Bonus provisions within the Zoning Bylaw.

The Corporate Officer advised that 106 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 for first and second call.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on this item.

- 5) **2018-498-RZ, 21640 124 Avenue**  
East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New Westminster District Plan 8586

**Maple Ridge Zone Amending Bylaw No. 7533-2019**

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 Courtyard Housing project containing 4 dwelling units.

The Corporate Officer advised that 31 notices were mailed out in relation to this application and that 9 pieces of correspondence in opposition were received from R. Scott, G. Toogood, F. Mah (Walters), D. and R. Schacter, N. and M. Beaudet, M. Sandhu, D. Sandhu, D. Jonescue and J. Thopson and S. Scott.

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

The Mayor called for speakers on first call.

**Mandeep Sandhu**

Mr. Sandhu spoke in opposition to the application. He expressed concern with the negative impact of the proposed development on parking in the area and the increase in traffic congestion which in turn may impact the safety of children and seniors walking in the area. He also expressed concern with the lack of connectivity to Manor Avenue, and the current lack of lighting and existing problems with speeding vehicles. Mr. Sandhu felt the property would be best suited for development of one or two houses rather than townhomes.

The Mayor called for speakers on second call.

**Robert Dumas**

Mr. Dumas spoke in support of the application. He expressed that he did not see a problem with increased density for the area and felt the proposed development provided adequate parking spots. He expressed concern with the number of vehicles currently parking in the cul-de-sac.

**Ryan Hultman – Applicant Representative**

Mr. Hultman addressed concerns with the impact of the proposed development on parking. He advised that the building is designed to bring it into scale with existing housing and that onsite parking recommendations have been complied with.

**David Webster**

Mr. Webster spoke in opposition to the application. He expressed concern for the safety of neighbourhood children and senior citizens along Manor Avenue due to increased traffic congestion on the surrounding streets. He is opposed to the variance in minimum size and felt that the proposed development is not sensitive to current neighbourhood design. He also expressed concern with the impact of larger vehicles such as garbage trucks accessing the proposed development using the cul-de-sac. He requested that a three-plex be considered.

**Warren Walters**

Mr. Walters spoke in opposition to the application. He expressed concern with current traffic conditions in the area including speeding and vehicles parking on streets and blocking driveway visibility. He felt the proposed development will further impact the traffic related conditions already experienced in the neighbourhood. He questioned where the children of the families in the proposed dwellings will go to school as schools are full. He also questioned the impact of more families and higher density on water supply. Mr. Walters felt one or two houses on the site to be a better option.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on this item.

Note: To allow residents the opportunity to comment via email on applications of interest or concern, Public Hearing was extended an additional five minutes. The Mayor did not declare items dealt with until the end of the meeting and revisited each application individually.

**1) 2017-473-RZ, 13616 and 13660 232 Street**

The Mayor called for speakers on third call. There were no speakers present and no additional correspondence was received while the application was being dealt with.

**2) 2018-464-RZ, 11907 223 Street**

The Mayor called for speakers on third call. There were no speakers present and no correspondence was received while the application was being dealt with.

**3) 2016-411-RZ, 21188 Wicklund Avenue**

The Mayor called for speakers on third call. There were no speakers present and no correspondence was received while the application was being dealt with.

**4) 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue**

The Mayor called for speakers on third call.

**Meghan Ashton**

Ms. Ashton spoke in favour of the application. She expressed that higher density and affordable housing is needed in this area and that the proposed development will be a good addition.

There were no other speakers on third call and no correspondence was received while the application was being dealt with.

5) **2018-498-RZ, 21640 124 Avenue**

The Mayor called for speakers on third call.

**Resident of Manor Avenue**

The resident spoke in opposition to the application. He expressed concern with the amount of traffic and lack of parking already in the area and with the impact of the proposed development on these issues, particularly on Manor Avenue. He indicated that building one house on the property is acceptable, however, he expressed concern that a tree on the property will be removed and that the ecosystem will be impacted negatively.

**Ryan Hultman – Applicant representative**

Mr. Hultman spoke to the concerns of the scale of the development, advising that the four units proposed are on a small scale and will add to affordable units in the area. He addressed concerns over the impact on parking in the area.

**Mandeep Sandhu**

Mr. Sandhu disputed a statement made pertaining to parking on 124 Street and requested that traffic engineers visit the area to assess parking and traffic. He advised that he is not opposed to development and stated that a single or double family home is more acceptable for the neighbourhood.

**Warren Walters**

Mr. Walters spoke on the lack of parking and expressed concern with the loss of existing parking spots fronting his property. He felt that increased density should be kept within the city centre and not brought to neighbourhoods.

**Joy Thompson**

Ms. Thompson spoke in opposition to the application. She stressed that the cul-de-sac in the application is very small and that parking is already limited due to residents who, due to the number of family members, have no room to park in driveways. She felt that information provided at the information meeting held by the developer had not been sufficient and that question regarding ramifications and safety issues had not been fully addressed.

**Randy Scott**

Mr. Scott is opposed to the application in its current form, expressing that he would favour only one house being built on the property.

**Joy Thompson**

Ms. Thompson reiterated concerns over the impact on parking and traffic of the proposed development.

There being no further comment on any of the items, the Mayor declared each 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 8:28 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer