

City of Maple Ridge

PUBLIC HEARING

July 17, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on July 17, 2018 at 7:03 p.m.

PRESENT

Elected Officials

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

ABSENT

Councillor T. Shymkiw

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager of Public Works and Development
C. Carter, Director of Planning
A. Kopystynski, Acting Manager of Development and Environmental Services
L. Benson, Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
B. Elliott, Manager of Community Services
L. Zosiak, Planner 2
L. Siracusa, Director of Economic Development & Civic Properties

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 July 24, 2018.

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

- 1) **2017-066-RZ, 21241 Wicklund Avenue**
Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112

Maple Ridge Zone Amending Bylaw No. 7328-2017

That PART 6, RESIDENTIAL ZONES, SECTION 601, ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, item 4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by deleting clause (d) and replacing it with the following clauses:

“(d) shall not be permitted on a lot less than 750 m².

(e) notwithstanding item (d) above, lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be permitted on a lot less than 557 m²”.

To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by deleting the line:

“RT-1	22m	30m	891m ² ”
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Replacing it as follows:

“RT-1	20 m	27m	750 m ²	See item 7 below”
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To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by inserting a new item 7, after item 6 as follows:

“7. For lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be less than 557 m²”.

Maple Ridge Zone Amending Bylaw No. 7322-2017

To rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential). The current application is to permit the development of a duplex.

That PART 6, RESIDENTIAL ZONES, SECTION 601, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, Clause (4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by the addition of the following sub-clause in correct alphabetical order:

Notwithstanding the above, shall not be permitted on a lot less than 742 m², for the parcel or tract of land described as Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112

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

The Acting 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 Elevations
- Terms and Conditions

The Mayor called for speakers for first call.

Leonard Bertram-Jones

Mr. Bertram-Jones spoke in opposition to the application. He would like the area to remain a single family dwelling area, expressing that freedom of space and land for grandchildren is very important.

The Mayor called for speakers for second call.

The Mayor called for speakers for third call.

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

Note: Item 2 was withdrawn.

2) **2015-373-RZ, 23616 132 Avenue**

3) **2018-122-RZ, 12419 Garibaldi Street**
Lot 37 District Lot 6881 Group 1 New Westminster District Plan 57415

Maple Ridge Zone Amending Bylaw No. 7451-2018

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to permit a future subdivision of approximately 2 lots.

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

The Acting 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
- Terms and Conditions

The Mayor called for speakers for first call.

Ryan Harmon - Applicant

Mr. Harmon spoke as the owner of the subject property. He provided further information on the request for subdivision and expressed that he did not feel that the application will negatively impact the neighbourhood and that precedence has been set with other properties in the neighbourhood having been subdivided into 2 lots. Mr. Harmon spoke on plans to share the property with family and to ensure as little environmental impact as possible when building and when adding a septic field.

The Mayor called for speakers for second and third calls.

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

4) 2018-200-RZ

26378 126 Avenue

Lot 34 Except: Part Subdivided by Plan BCP13892, Section 24 Township 12
New Westminster District Plan LMP19841

Maple Ridge Zone Amending Bylaw No. 7472-2018

PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- i. At 26378 – 126th Avenue (Lot 34, Except: Part Subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District, Plan LMP19841) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) and a maximum building height of 7.5 metres from ground level is permitted.

23525 Dogwood Avenue

Lot “B” Section 28 Township 12 New Westminster District Plan 6734

Maple Ridge Zone Amending Bylaw No. 7473-2018

PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- ii. At 23525 Dogwood Avenue (Lot "B" Section 28 Township 12 New Westminster District Plan 6734) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) located in the front yard is permitted.

10861 Morrisette Place

Lot 8 Section 11 Township 12 New Westminster District Plan EPP67241

Maple Ridge Zone Amending Bylaw No. 7475-2018

PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- iv. At 10861 Morrisette Place (Lot 8 Section 11 Township 12 New Westminster District Plan EPP67241) a Detached Garden Suite constructed above a garage with a maximum building height of 6.5 metres is permitted. A secondary suite within the principal dwelling unit is also permitted on this property.

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

L. Zosiak, Planner gave a PowerPoint presentation providing the following information:

- Background on DGS Pilot Project
- Identifying Participating Properties
- DGS Pilot Project – Test Cases
- Bylaw Readings
- Test Case No. 1 – 26478 126 Avenue
 - Subject Map
 - Land Use
 - Zoning Text Amending Bylaw
- Test Case No. 2 – 23525 Dogwood Avenue
 - Subject Map
 - Land Use
 - Zoning Text Amending Bylaw

- Test Case No. 3 – 10861 Morrisette Place
 - Subject Map
 - Land Use
 - Zoning Text Amending Bylaw
- Housing Agreement Bylaw readings
- Summary of Next Steps

The Mayor called for speakers for first call.

Brenda Richardson

Ms. Richardson identified herself as the owner of the property on Dogwood Avenue. She expressed that she is excited about the detached garden suite project and also expressed appreciation to Council for their consideration.

The Mayor called for speakers for second and third calls.

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 7:24 p.m.

Certified Correct

N. Read, Mayor

L. Benson, Corporate Officer