

CITY OF MAPLE RIDGE

REPORT OF PUBLIC HEARING

September 17, 2019

The Report of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 17, 2019 at 7:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

K. Swift, Acting Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning and Development Services
D. Pollock, General Manager Engineering Services
C. Goddard, Director of Planning
L. Benson, Corporate Officer
S. Nichols, Deputy Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
W. Cooper, Planner 1
A. Kopystynski, Planner 2

ABSENT

Councillor G. Robson

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 October 1, 2019.

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

1) **2017-489-RZ, 11917 and 11903 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7407-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.

W. Cooper, Planner, gave a detailed presentation providing information on the application.

The Mayor called for speakers three times.

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

The Mayor advised that two letters in opposition to the application were received.

2) **2017-573-RZ, 11575, 11587 223 Street and 22300 River Road
Maple Ridge Zone Amending Bylaw No. 7420-2018**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.

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

The Mayor advised that 94 letters were mailed out and no correspondence was received.

The Mayor called for speakers a first time

Linda King

Ms. King stated she is not opposed to the application and rezoning of the property. She requested that access to a sidewalk and road improvements be considered due to the proximity of the proposed development to the WestCoast Express. She also requested that plantings of shrubs such as cedar hedges be reconsidered as they do not survive. Ms. King asked how the residents will know if they are going to get what they see in the proposed development application and whether solar panels, charging stations for electric cars and storage areas for bikes have been considered.

Marie Payie

Ms. Payie spoke on the danger presented by current traffic conditions on 223 Street caused by vehicles exiting the Haney Bypass onto 223 Street particularly during stop times of the WestCoast Express. She expressed concern that the proposed development application did not appear to take traffic impact into consideration particularly in terms of where an entrance has been proposed and the impact of more residents in the neighbourhood. Ms. Payie also expressed concern with the lack of green space for the number of dogs in the area due to two large apartment buildings, the amount of landscaping being ruined by dogs and requested that Council take these aspects into consideration.

Jayleen Stonehouse

Ms. Stonehouse spoke on the concept of too many dogs with no green space. She indicated that there are two areas on the north and northeast side of the apartment she lives in on 223 Street which are owned by the City and could be used for dog parks.

Steven Peterson, Peterson Planning Consultant

Mr. Peterson provided further details on the application.

The Mayor called for speakers a second and third time.

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

3) **2017-035-RZ, 11781 and 11775 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7325-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.

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

The Deputy Corporate Officer advised that 22 letters were mailed out and no correspondence was received.

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 7:33 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer