

City of Maple Ridge

PUBLIC HEARING

October 9, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 9, 2018 at 7:03 p.m.

PRESENT

Elected Officials

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

ABSENT

Councillor G. Robson
Councillor T. Shymkiw

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager of Public Works and Development
C. Carter, Director of Planning
L. Benson, Corporate Officer
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary
Other staff as required
C. Chan, Planner
A. Bowden, Planner
D. Hall, Planner

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 October 16, 2018.

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

1) 2017-319-RZ, 13589 232 Street

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017

To amend Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 – Land Use Plan and Figure 3A – Blaney Hamlet, from Eco Cluster to Low/Medium Density Residential and Conservation.

To amend Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Figure 4 – Trails/Open Space, to add Conservation area.

Maple Ridge Zone Amending Bylaw No. 7387-2017

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately five lots.

The Corporate Officer advised that 13 letters were sent out and that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Terms and Conditions

The Mayor called for speakers three times.

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

2) 2017-434-RZ, 24364 112 Avenue

Lot A Section 10 Township 12 New Westminster District Plan 7408

Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018

To amend Schedule "B" from Conservation to Low/Medium Density Residential and Low/Medium Density Residential to Conservation.

To amend Schedule "C" to remove from Conservation and to add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7399-2017

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) utilizing the Density Bonus provision. The current application is to permit a future subdivision of approximately 15 (371m²) lots.

The Corporate Officer advised that 35 letters were sent out and that no correspondence was received on this item.

The 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

- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers three times.

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

3) 2016-176-RZ, 23710 133 Avenue

Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927

Maple Ridge Zone Amending Bylaw No. 7259-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential).

The current application is to permit a future development of 16 townhouse units.

The Corporate Officer advised that 116 letters were sent out and that no correspondence was received on this item.

The 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
- Proposed Site Plan
- Elevations
- Landscape Plan
- Terms and Conditions

The Mayor called for speakers on first call.

The Mayor called for speakers on second call

Patrick *.* (last name not audible)

Patrick identified his property as backing onto the proposed development. He expressed concern with the impact on parking which is already an existing issue, drainage on the slope which is already poor in the area, the height of the proposed buildings in that they will tower over existing homes and the negative impact on wildlife in the park and the surrounding area. He is opposed to the application.

Bryan Holland

Mr. Holland identified his property as backing onto the park in the neighbourhood. He advised on blasting done during another development which was extremely disruptive and expressed concern that this may be done again during development of this application. He does not feel this location is a good spot for a townhouse project. He also expressed concern about the negative impact on the surrounding trees and the park behind the development and the environment in general. He echoed concerns pertaining to the steep slope and drainage.

The Mayor called for speakers on third call.

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

4) 2017-271-RZ, 11970 Glenhurst Street

Lot 21 Section 16 Township 12 New Westminster District Plan 18232

Maple Ridge Zone Amending Bylaw No. 7361-2017

To rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential).

The current application is to permit future construction of a duplex.

The Corporate Officer advised that 36 letters were sent out and that no correspondence was received on this item.

C. Chan, Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Proposed Site Plan
- Elevations
- Terms and Conditions

The Mayor called for speakers on first call.

Parri Suttie

Ms. Suttie expressed concern with the impact on parking in the area resulting from the proposed development. She explained that due to ditches on both sides of the street, parking is already an issue in the neighbourhood and advised it is often difficult to get out of her driveway. Ms. Suttie advised that residents have been told that a ditch across the street from her property is a fish bearing stream and therefore expressed that there are environmental concerns as well.

The Mayor called for speakers on second and third call.

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

- 5) **2017-320-RZ, 12327 203 Street**
Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098

Amended at the
October 16, 2018
Council Meeting

~~Maple Ridge Official Community Plan~~ **Maple Ridge Zone Amending Bylaw No. 7380-2017**
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of 2 lots.

The Corporate Officer advised that 35 letters were sent out and that no correspondence was received on this item.

C. Chan gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers on first call.

Cathy Smith

Ms. Smith's property is located across from the application. She expressed concern with the placement of driveway access to the proposed development and advised on problems she is experiencing currently with vehicles accessing her driveway. She asked how the driveways for the proposed lots are going to fit the increase in vehicles. Ms. Smith also advised that the street is heavily used by children walking or riding their bikes to school and expressed concerns over safety. She requested that a different access be developed for at least one of the proposed homes.

The Mayor called for speakers on second and third call.

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

- 6) **2018-218-RZ, Auto Wrecking Services**
Maple Ridge Zone Amending Bylaw No. 7455-2018
Zoning Bylaw Text Amendment to prohibit auto wrecking services from the M-2 (General Industrial) zone.

The Corporate Officer advised that no letters are sent out on text amendments and that no correspondence was received on this item.

A. Bowden, Planner gave a PowerPoint presentation providing the following information:

- Background and Purpose
- Implications – current, proposed and future auto wreckers
- Terms and Conditions

The Mayor called for speakers three times.

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

7) 2018-320-RZ, Cannabis Retail Sales

Maple Ridge Zone Amending Bylaw No. 7487-2018

Zoning Bylaw text amendment to permit cannabis retail in the CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial Zones subject to prescribed separation requirements from schools and other cannabis retail outlets.

The Corporate Officer advised that correspondence was received from Jeff Sweetnam of Spiritleaf. Mr. Sweetnam expressed an opinion that licenses should be handed out based on the merits of each application rather than based on those received first. He provided assurances of the high-quality standard he would employ in retail space design, security, and training at his proposed store and wrote about financially supporting local programs. He hoped this would be considered a stronger license application over and above incomplete applications.

D. Hall, Planner gave a PowerPoint presentation providing the following information:

- Background and Purpose
- Concerns of Council expressed on September 4, 2018
- Federal Packaging Rules
- Proposed Zoning Bylaw Amendments
- Terms and Conditions

The Mayor called for speakers on first call.

Ian Dawkins – President of the Cannabis Commerce Association of Canada

Mr. Dawkins feels that the 1000 m distance buffer stipulated in the proposed bylaw will create issues for staff in terms of rezoning applications. He proposed an approach of having ‘common sense’ clusters in the downtown centre with six blocks between two stores such as between liquor stores.

Mr. Dawkins expressed concern that the production side of cannabis has not been addressed stating that existing medical cannabis retailers switching to recreational cannabis will not be able to access the recreational version, thereby creating a loss in

economic development, supply chain issues and black market proliferation issues if retailers aren't integrated. He advised that although he has connected with Federal and Provincial Governments, he feels that integration should start locally and that retailers need a piece an appropriate piece of land to apply for the production process, which will require municipal engagement. Mr. Dawkins put forward that Maple Ridge is ground zero for this issue and that production and retail should be discussed together. He classified Maple Ridge as cannabis-centric and hoped that all opportunities are followed up, including production.

Mayor Read called for speakers on second and third call.

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 7:42 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer