

City of Maple Ridge

REPORT OF PUBLIC HEARING

October 18, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 18, 2022 at 7:00 p.m.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
S. Labonne, General Manager, Parks, Recreation and Culture
A. Nurvo, Deputy Corporate Officer

ABSENT

Councillor K. Duncan
Councillor A. Yousef

Other Staff as Required

C. Goddard, Director of Planning
J. Kim, Information Services
M. McMullen, Manager of Development & Environmental Services
F. Smith, Director of Engineering
T. Westover, Director of Economic Development

Note: The Mayor chaired the meeting from Council Chambers.

The Mayor called the meeting to order. The Acting 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 25, 2022.

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

1) **Application 2021-281-RZ**

22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road

Lot 218 Section 17 Township 12 New Westminster District Plan 56868; Lot 223 Section 17 Township 12 New Westminster District Plan 57491; Lot 224 Section 17 Township 12 New Westminster District Plan 57491; Lot 230 Section 17 Township 12 New Westminster District Plan 58011; and Lot 231 Section 17 Township 12 New Westminster District Plan 58011

The subject application is to permit the rezoning to allow the future construction of a six-storey apartment building with approximately 178 units.

1a) *Maple Ridge Official Community Plan Amending Bylaw No. 7865-2022*

First Reading: July 26, 2022

Second Reading: July 26, 2022

Purpose: To allow the building height maximum to be increased to six-storeys for the subject properties.

1b) *Maple Ridge Zone Amending Bylaw No. 7766-2021*

First Reading: July 27, 2021

Second Reading: July 26, 2022

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

C. Goddard, Director of Planning, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 64 notices were mailed out in relation to this application and that 4 pieces correspondence were received in opposition.

The Mayor called for speakers for a first time.

Alex Ortega stated that he lived immediately adjacent to the subject property and was opposed to the development and the rezoning, which would result in a 6-storey building next to their house, with no buffer, and reduce privacy and daylight to their property. He also expressed concerns regarding traffic, school system capacity, lack of infrastructure and health care to support this many people moving into this area, and concerns with construction noise.

Georgina Nikolopoulos stated that she was strongly opposed to the development, that we needed more infrastructure and health care to support it, and that parking was already an issue in this area.

Robert Jeglum stated that he had concerns regarding school capacity, that 4 storeys was a better decision than permitting 6 storeys, and that there should be one level of commercial on the ground floor with residences above.

Kenneth Gunn asked questions regarding traffic lights and use of the temporary lane to Dewdney. Staff answered the questions. Mr. Gunn stated that he was concerned

about 300 cars coming in and out without traffic lights at this location and stated that an entrance was required off a side street instead.

Craig Speirs questioned the difference in DCCs and CAC payable today and when the new rates were ratified. Staff advised that the difference will be approximately \$1m. Mr. Spears requested that this application be deferred until the new Council is in and that Council consider expediting implementation of the new fee structure.

The Mayor called for speakers a second time.

Alex Ortega stated that he agreed with Mr. Spears comments, and the we need to stop new development until the infrastructure catches up.

Robert Jeglum asked questions regarding the back laneway and whether the neighbouring developer and Husky gas station have agreed to permit their property to be used or whether the lane was just proposed. He stated that he was opposed to any variances for parking requirements.

Kris Bosley stated that it was difficult to turn west, and that we needed to consider improvements at Burnett with the increased traffic that will result from this development including a cross walk.

The Mayor called for speakers for a third and final time.

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

2) **Application 2021-324-RZ**

20660 & 20670 123 Avenue and 20679 Tyner Avenue

Lot F District Lot 241 Group 1 New Westminster District Plan 17056; Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346

The subject application is to permit the rezoning to allow a future bare land strata subdivision of 10 single-family lots.

2a) *Maple Ridge Official Community Plan Amending Bylaw No. 7871-2022*

First Reading: September 13, 2022

Second Reading: September 13, 2022

Purpose: To re-designate portions of the subject properties from Urban Residential to Conservation.

2b) *Maple Ridge Zone Amending Bylaw No. 7788-2021*

First Reading: September 28, 2021

Second Reading: September 13, 2022

Purpose: To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

M. McMullen, Manager of Development & Environmental Services, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 32 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers for a first time.

Peter Robinson expressed concerns regarding large trees on his property and the impacts on those trees from the construction and development. He expressed concerns regarding the proposed walkway adjacent to his property and potential negative impacts on the community. Staff answered his questions and advised that an arborist report has been prepared and will be shared.

Robinder Singh Heer attempted to join the meeting electronically on several occasions to provide comments but there was no sound.

Andrea Drummond advised that the conservation land was not a walkable park because of the steep slope, expressed concerns with maintenance of the park area, and stated that she was opposed to any variances for width of lots. She stated the neighbourhood do not want the trail due to safety concerns.

The Mayor called for speakers for a second time.

Peter Robinson questioned the proposed storm sewer right of way and how it would connect to his property and stated that he was opposed to the variances to pack in more houses, and that it was a travesty to destroy the existing old growth forest.

Eric Mao Fuzhen expressed concerns on the impact on his property, and impacts on wildlife in the area, and stated this is a precious area that should be preserved in its current state.

Andrea Drummond stated there was lots of wildlife in this area and requested that Council not approve the variances but preserve the unique character of this property for the community. She was also concerned that the walkway would lead to an encampment.

The Mayor called for speakers a third and final time.

Craig Speirs stated that the property was a park-like setting and requested that Council reduce the density which should be built among the existing trees. He expressed a concern that approximately \$250,000 would be lost in DCCs and CACs with this development and advised that Council should defer this approval until the new rates are in place.

Peter Robinson requested information on the location of the proposed pumphouse.

Andrea Drummond requested that Council defer making a decision on this since there is no community plan in place and that the arborist report should be provided to the public.

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

3) **Application 2019-138-RZ**

22238, 22242, 22246, and 22286 Selkirk Avenue, 22245, 22251, and 22289 Lougheed Highway, PID 011-208-775, PID 011-208-848, and PID 011-208-856
Lots 17, 18, 19, 20, 21, 29, 30, 31, and 32 District Lot 398 Group 1 New Westminster District Plan 6808; and Lot 61 District Lot 398 Group 1 New Westminster District Plan 25783

The subject application is to permit the rezoning to allow the future construction of two six-storey, mixed-use buildings with a total of approximately 3,201m² of ground floor commercial space and 255 apartment units.

3a) ***Maple Ridge Official Community Plan Amending Bylaw No. 7878-2022***

First Reading: September 27, 2022

Second Reading: September 27, 2022

Purpose: To re-designate portions of the subject properties from Flexible Mixed-Use to Town Centre Commercial.

3b) ***Maple Ridge Zone Amending Bylaw No. 7879-2022***

First Reading: September 27, 2022

Second Reading: September 27, 2022

Purpose: To introduce the CD-2-22 Comprehensive Development Zone, and to rezone the subject properties from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-2-22 (Comprehensive Development).

C. Goddard, Director of Planning, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 299 notices were mailed out in

relation to this application and that and that no correspondence was received in response.

The Mayor called for speakers for a first and second time.

Craig Speirs expressed concerns that the City would lose between \$3-4m in DCCs and CACs which should be used to provide services and infrastructure to this community, and advised that Council defer this matter and expedite the new fee structure.

Alex Ortega stated that the City is allowing too much development and that too many people and too many cars are coming to the City. He stated he is opposed to the development since there is not sufficient infrastructure and services in place.

The Mayor called for speakers for a third and final time.

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

Note: Councillor Robson left the meeting at 8:35 p.m.

4) Application 2020-177-RZ

12834 232 Street

Lot 10 Block 5 Section 28 Township 12 New Westminster District Plan 19347

The subject application is to permit the rezoning to allow the future construction of a three-storey, mixed-use building with 330m² of ground floor commercial space and 14 residential units; 4 of the 14 residential units will be secured as rental units.

4a) *Maple Ridge Official Community Plan Amending Bylaw No. 7888-2022*

First Reading: September 27, 2022

Second Reading: September 27, 2022

Purpose: To re-designate the subject property from Estate Suburban Residential to Commercial.

4b) *Maple Ridge Zone Amending Bylaw No. 7889-2022*

First Reading: September 27, 2022

Second Reading: September 27, 2022

Purpose: To introduce the CD-3-22 Comprehensive Development Zone, and to rezone the subject property from RS-2 (One Family Suburban Residential) to CD-3-22 (Comprehensive Development).

M. McMullen, Manager of Development & Environmental Services, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 15 notices were mailed out in relation to this application and that and that 2 pieces of correspondence were received in response.

The Mayor called for speakers for a first time.

Craig Speirs stated that the City is losing money on DCCs and CACs by permitting this development now and acknowledged that this proposal would provide rental accommodation and there was little available in this area.

The Mayor called for speakers for a second, third and final time.

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

5) **Application 2021-393-RZ**

10869 and 10911 248 Street

Lot A Section 10 Township 12 New Westminster Plan 21086; and Lot 14 Block E 1/2 Section 10 Township 12 New Westminster Plan 2450

The subject application is to permit the rezoning to allow the future subdivision of approximately 34 single-family lots.

5a) ***Maple Ridge Official Community Plan Amending Bylaw No. 7890-2022***

First Reading: September 27, 2022

Second Reading: September 27, 2022

Purpose: To re-designate portions of the subject properties from Low Density Residential to Single Family and Conservation.

5b) ***Maple Ridge Zone Amending Bylaw No. 7811-2022***

First Reading: December 14, 2021

Second Reading as amended: September 27, 2022

Purpose: To rezone the subject properties from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential); to permit R-1, R-2 and R-3 sized lots utilizing the Albion Density Bonus; and to amend the Density Bonus for the Albion Area to include R-2 and R-3 zone requirements for RS-1b zoned lots located within the North East Albion Area.

M. McMullen, Manager of Development & Environmental Services, gave a detailed presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the October 7th and October 14th editions of the local newspaper and that 22 notices were mailed out in relation to this application and that and that no correspondence was received in response.

The Mayor called for speakers three times.

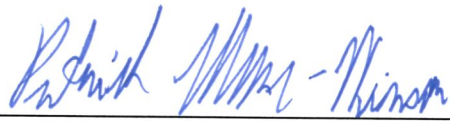
There being no comment, the Mayor declared this item dealt with.

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 8:48 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer