

City of Maple Ridge

REPORT OF PUBLIC HEARING

October 20, 2020

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 20, 2020 at 7:00 p.m.

PRESENT IN PERSON

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Pollock, General Manager Engineering Services
D. Denton, Deputy Corporate Officer
Other Staff as Required
C. Goddard, Director of Planning
A. Kopystynski, Planner 2
M. McMullen, Manager of Community Planning
M. Vogel, Computer Specialist
A. Gaunt, Legislative Coordinator

ABSENT

Councillor C. Meadus

Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Duncan, Councillor Robson, Councillor Svendsen and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Mayor Morden called the meeting to order. 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 27, 2020.

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

- 1) **2020-217-RZ, 22000 Block (22625 and 22631 119 Avenue) and Portion of 22558 McIntosh Avenue**
Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424;
Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695; and
a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562
Except Plan BCP52040

Maple Ridge Official Community Plan Bylaw No. 7664-2020

To allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years.

The Deputy Corporate Officer advised that 275 notices were mailed out in relation to this application and that no correspondence was received on this item.

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

The Mayor called for speakers three times.

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

2) **2019-394-RZ, 20857 Golf Lane**
Lot 185 District Lot 277 Group 1 New Westminster District Plan 40699

Maple Ridge Zone Amending Bylaw No. 7611-2020

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).

The current application is to permit a future subdivision of approximately six (6) single family lots.

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

The Deputy Corporate Officer advised that 14 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers three times.

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

3) **2020-240-RZ**
510 – 20395 Lougheed Highway
Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007

Maple Ridge Zone Amending Bylaw No. 7669-2020

To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.

The Deputy Corporate Officer advised that 122 notices were mailed out in relation to this application and that 9 responses in favour of the application were received.

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

The Mayor called for speakers on first call.

Taryn Stephenson

Ms. Stephenson spoke in favour of the application. She referred to donations made to the Music Heals organization on behalf of Muse Cannabis and encouraged approval of the application.

Tatyana Monkman

Ms. Monkman spoke in favour of the application citing that the business is professionally run and that the appearance and the layout of the proposed business will create a positive customer experience.

The Mayor called for speakers on second and third call.

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

- 4) **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 a ground oriented, multi-family development of approximately three (3) units.

The Deputy Corporate Officer advised that 33 notices were mailed out in relation to this application and that correspondence expressing opposition to the application was received from 6 residents.

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

The Mayor called for speakers on first call.

Ryan Hultman – Applicant Representative

Mr. Hultman outlined work done to comply with concerns of the neighbourhood. He advised on alterations made to the proposed development to build one single family home and one duplex, the reduction of the envelope at the front and side and depth, and the addition of a covenant ascertaining that secondary suites will not be allowed.

Warren Walters

Mr. Walters is not in favour of the application. As a resident of 124 Avenue, he felt that residents living on Manor Avenue have been accommodated while those living on 124 Avenue have been ignored by the developer. He expressed concern with impacts of the

additional houses on traffic on 124 Avenue, stating that the roadway is already dangerous in terms of traffic. He also expressed concern for safety of children living in the area and asked that traffic issues be dealt with prior to adding more development on this street, particularly on the corner. Mr. Walters stated that one house on the property is acceptable, however, the proposal for three is not.

Raeanne Schachter

Ms. Schachter requested clarification from the applicant on vehicle access. She is opposed to any development with access via Evans onto Manor Avenue and outlined her concerns with street safety, particularly for children in the neighbourhoods and the negative impact of more development in terms of traffic.

Mandeep Sandhu

Mr. Sandhu expressed concern that he had not received notice pertaining to the Public Hearing on this item. He is opposed to the application and outlined concerns with the current lack of street lighting, lack of sidewalks and high traffic speed and volume around 124 Avenue. He stated that two homes are more appropriate and requested that the issues of the neighbourhood be taken into consideration.

The Director of Planning clarified that only one driveway will be built as access to Manor Avenue in the current application.

The Mayor called for speakers on second call

Andrew Wilkie

Mr. Wilkie identified himself as the owner of the property. He expressed disappointment to the opposition to the proposed development and felt that the proposal will improve the neighbourhood. He stated he wished to build for himself and his family and that the process has taken 5 years to date which has been difficult. He outlined what has been done to accommodate concerns of neighbouring residents including a smaller building envelope. Mr. Wilkie expressed concern that he has lost access to the back of his property due to improper use of City land. He expressed that the current application will provide needed infill and will be an asset to the City of Maple Ridge.

Warren Walters

Mr. Walters stated he is not opposed to having two houses built on the proposed site, however, he does not see the need for increased density. He stated he had not bought into the area for density and that he required the space he bought into. He commented on denser neighbourhoods in east Maple Ridge and on lack of city garbage collection. Mr. Walters expressed that the area is a single family neighbourhood and should remain as such as this is what the residents bought into and are paying taxes for.

Mandeep Sandu

Mr. Sandu reiterated his concerns with the development of the number of homes proposed in the application. He is not opposed to one home. He again expressed concern with the current lack of infrastructure and traffic safety and the further impact of the proposed

development on these issues. Mr. Sandu asked that the developer consider two homes with access to 124 Avenue.

Raeanne Schachter

Ms. Schachter stated that she is not clear on how much vehicle traffic can be expected with the increase of a driveway on Manor Avenue. She also stated that the fact that part of the avenue is being used for street parking and plants is not a safety issue but rather that the potential of increased traffic and the impact on the neighbourhood is. She described outstanding issues with the area in terms of traffic and reiterated that this is an issue for herself, her husband and many of the neighbours.

The Mayor called for speakers on 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 7:49 p.m.

M. Morden, Mayor

Certified Correct

D. Denton, Deputy Corporate Officer