

City of Maple Ridge

***REPORT OF PUBLIC HEARING***

October 22, 2019

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 22, 2019 at 7:05 p.m.

---

<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning and Development Services
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	<i>Other staff as required</i>
Councillor R. Svendsen	A. Kopystynski, Acting Director of Planning
Councillor A. Yousef	
<b>ABSENT</b>	
Councillor K. Duncan	

---

Note: Councillor Robson was not in attendance at the start of the meeting.

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 29, 2019.

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

- 1) **2017-185-RZ, 11143 Princess Street  
Maple Ridge Zone Amending Bylaw No. 7362-2017**

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 Deputy Corporate Officer advised that 39 letters were mailed relative to the application and that no correspondence was received in response.

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

The Mayor called for speakers for first, second and third call.

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

2) **2018-231-RZ, 28621 104 Avenue and 10455 287 Street  
Maple Ridge Zone Amending Bylaw No. 7483-2018**

To rezone from A-2 (Upland Agricultural) and A-1 (Small Holding Agricultural) to RS-3 (One Family Rural Residential). The current application is to permit a future subdivision of 4 lots.

The Deputy Corporate Officer advised that 15 letters were mailed relative to the application and that no correspondence was received in response.

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

The Mayor called for speakers for first, second and third call.

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

3) **2017-471-RZ, 11384 207 Street  
Maple Ridge Zone Amending Bylaw No. 7404-2017**

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future development of a four-plex.

The Deputy Corporate Officer advised that 27 letters were mailed relative to the application and that one response in support was received.

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

The Mayor called for speakers for first call.

**Norm Pilloud**

Mr. Pilloud expressed concern with the impact of traffic congestion and street parking in the area despite the provision of parking for the proposed development. He advised that not all residents received letters.

Note: Councillor Robson joined the meeting at 7:19 p.m.

**Kevin Hurst – Applicant Representative**

Mr. Hurst responded to questions and concerns pertaining to parking.

The Mayor called for speakers for second and third call.

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

4) **2018-012-RZ, 23795 and 23831 Dewdney Trunk Road  
Maple Ridge Zone Amending Bylaw No. 7432-2018**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential).  
The current application is to permit a future development of 29 units.

The Deputy Corporate Officer advised that 44 letters were mailed out in relation to the application and that one response expressing concern was received.

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

The Mayor called for speakers for first, second and third call.

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

5) **2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and  
22229 Brown Avenue**

**Maple Ridge Official Community Plan Bylaw No. 7577-2019**

To amend Schedule 1 of the Town Centre Area Plan from Single Family Residential to Low Rise Apartment.

**Maple Ridge Zone Amending Bylaw No. 7366-2017**

To rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit a future development of three (3) 5-storey condominium buildings.

The Deputy Corporate Officer advised that 190 letters were mailed out in relation to this application and that no responses were received on this item.

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

The Mayor called for speakers for first call.

**Gail Lyons**

Ms. Lyons expressed concern with the application being changed from a seniors' dedicated property and asked whether there will be another area designated for seniors. She feels that more consideration needs to be given to housing for seniors in the area.

**Trevor Street**

Mr. Street spoke in support of the application and other similar large size sites. He referred to Port Coquitlam and how development positively impacted the downtown area of that municipality. He feels the proposed development will attract new residents to the City and will have a positive influence on the area. He reiterated his support for the project

**Wayne Lyons**

Mr. Lyons spoke on the proposed development's impact on seniors as well as the change to the hospital designation of the property. He expressed concern that senior citizens will be displaced to an outside community due to lack of hospital space.

The Mayor called for speakers for second call.

**Ron Antalek**

Mr. Antalek elaborated further on the site and provided background information on the property in terms of ownership and proposed development in the past. He does not feel this development negatively impacts living space and health care for seniors. He also advised that the proposed application is being designed to facilitate living for seniors. He addressed concerns pertaining to parking.

The Mayor called for speakers for third call.

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

- 6) **2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road, 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street, 12002, 12032, 12038, 12051, 12061 223 Street and 12011 224 Street**

**Maple Ridge Zone Amending Bylaw No. 7336-2017**

To amend the text of the bylaw to create the CD-1-17 (Comprehensive Development) zone and to replace Schedule "G". To rezone from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) and CS-1 (Service Commercial) and LUC No. 2435-1977 to CD-1-17 (Comprehensive Development). The current application is to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area.

**Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017**

To terminate LUC No. 2435-1977. (12051 and 12061 223 Street)

The Deputy Corporate Officer advised that 257 letters were mailed out in relation to this application and that 1 response in opposition and 2 responses expressing concern were received on this item.

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

The Mayor called for speakers for first call.

**Barry Bellamy, Co-Chair HUB Cycle Maple Ridge/Pitt Meadows Committee**

Mr. Bellamy gave a presentation on cycling infrastructure in relation to the application and the downtown core. The Mayor offered the group an opportunity to come as a delegation to Council to address their concerns and requests.

The Mayor called for speakers for second call.

The HUB representative continued his presentation.

The Mayor called for speakers for 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 8:26 p.m.

---

M. Morden, Mayor

Certified Correct

---

S. Nichols, Deputy Corporate Officer