

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

October 18, 2022

7:00 pm

Virtual Online Meeting including Council Chambers

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

For virtual public participation register by going to mapleridge.ca/640/Council-Meetings and clicking on the meeting date.

For in-person public participation register by emailing the Corporate Officer at clerks@mapleridge.ca no later than 4:00 p.m. Tuesday, October 18, 2022 (please provide your name, address and phone number as well as the item you would like to speak to. Attendance by the public in Council Chambers will be limited to 33 members, on a first-come-first-serve basis, therefore members of the public are encouraged to pre-register with the Corporate Officer if they wish to speak at the Public Hearing.

This Agenda is also posted on the City's Website at: mapleridge.ca/AgendaCenter

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).

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).

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).

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).

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.