

City of Maple Ridge

REPORT OF PUBLIC HEARING

July 19, 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 July 19, 2022 at 7:01 p.m.

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| PRESENT | <i>Appointed Staff</i> |
| <i>Elected Officials</i> | S. Hartman, Chief Administrative Officer |
| Councillor J. Dueck | D. Pollock, General Manager Engineering Services |
| Councillor C. Meadus | S. Labonne, General Manager, Parks, Recreation and Culture |
| Councillor G. Robson | P. Hlavac-Winsor, General Counsel and Executive Director, |
| Councillor A. Yousef | Legislative Services, Acting Corporate Officer |
| Mayor M. Morden | A. Nurvo, Deputy Corporate Officer |
| | <i>Other Staff as Required</i> |
| ABSENT | C. Goddard, Director of Planning |
| Councillor K. Duncan | J. Kim, Computer Support Specialist |
| Councillor R. Svendsen | M. McMullen, Manager of Development & Environmental |
| | Services |
| | C. Nolan, Deputy Director of Finance |
| | F. Smith, Director of Engineering |

Note: Councillor Yousef and Councillor Robson participated electronically.

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 July 26, 2022.

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

- 1) **2021-061-RZ, 21783 Lougheed Highway**
Parcel A District Lot 247 Group 1 New Westminster District Plan EPP73031

The subject application is to permit the rezoning to allow the future construction of a six-storey mixed use building with 675m² of ground-floor commercial space and approximately 124 rental apartment units.

- 1a) **Maple Ridge Zone Amending Bylaw No. 7721-2021**

First Reading: March 30, 2021

Second Reading as amended: June 28, 2022

Purpose: To introduce the C-7 (Lougheed Transit Corridor Mixed-Use) Zone.

1b) Maple Ridge Zone Amending Bylaw No. 7719-2021

First Reading: March 30, 2021

Second Reading: June 28, 2022

Purpose: To re-designate the subject property from C-2 (Community Commercial) to C-7 (Lougheed Transit High Density Mixed-Use).

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

The Acting Corporate Officer advised that 40 notices were mailed and that one letter in opposition was received in response.

The Mayor called for speakers three times.

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

2) 2019-426-RZ, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue

Lot 1 Section 14 Township 12 New Westminster District Plan 68269

Lot A Section 14 Township 12 New Westminster District Plan 72158;

Lot 52 Section 14 Township 12 New Westminster District Plan 36865

Lot 1 Section 14 Township 12 New Westminster District Plan 69242;

Lot 1 Section 14 Township 12 New Westminster District Plan 72997;

Lot 78 Section 14 Township 12 New Westminster District Plan 69240; and

Lot 56 Section 14 Township 12 New Westminster District Plan EPP114521

The subject application is to permit the rezoning to allow the future construction of approximately 165 townhouse units.

2a) Official Community Plan Amending Bylaw No. 7607-2020

First Reading: June 28, 2022

Second Reading: June 28, 2022

Purpose: To re-designate the subject properties from Low/Medium Density Residential to Townhouse and Conservation.

2b) Maple Ridge Zone Amending Bylaw No. 7608-2020

First Reading: March 10, 2020

Second Reading as amended: June 28, 2022

Purpose: To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential); amend required Setbacks for an Accessory Structure for an Indoor Amenity Area; and amend

the maximum Building Height for Accessory Buildings and Accessory Structures for an Indoor Amenity Area.

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

The Acting Corporate Officer advised that 14 notices were mailed and that no responses were received.

The Mayor called for speakers for a first time.

Trish Coft, Chair, School District 42 DPAC, questioned why 2019-2020 enrollment data was used rather than the most recent data available and whether this information should be updated, and stated that both elementary schools in this area are at capacity. Staff responded that they will request updated information/comments from School Board.

The Mayor called for speakers for a second, third and final time. There being no further comments, the Mayor declared this item dealt with.

- 3) **2019-055-RZ, 11839 and 11795 267 Street**
Lot 2 Section 18 Township 15 New Westminster District Plan 7439; and
Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15 New Westminster District Plan 5612

The subject application is to permit the rezoning and future subdivision of approximately 15 single-family lots.

- 3a) **Maple Ridge Official Community Plan Amending Bylaw No. 7834-2022**
First Reading: June 14, 2022
Second Reading: June 14, 2022
Purpose: To re-designate a portion of the subject properties from Suburban Residential to Park.
- 3b) **Maple Ridge Zone Amending Bylaw No. 7539-2019**
First Reading: April 9, 2019
Second Reading as amended: June 14, 2022
Purpose: To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential).

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

The Acting Corporate Officer advised that 17 notices were mailed and that one letter in opposition and one letter of support were received.

The Mayor called for speakers three times.

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

- 4) **2020-413-RZ, 10366 240 Street**
Lot A Section 3 Township 12 Plan NWP13554

The subject application is to permit the rezoning to allow the future construction of approximately 30 townhouse units.

- 4a) **Maple Ridge Zone Amending Bylaw No. 7699-2021**

First Reading: January 26, 2021

Second Reading: June 14, 2022

Purpose: To rezone the subject property from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential).

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

The Acting Corporate Officer advised that 243 notices were mailed and that no correspondence was received in response.

The Mayor called for speakers for a first time.

Tegan Laus expressed concerns regarding parking and loss of privacy. Staff advised that the application meets the requirements for residents and visitor parking and that there is on-street parking available.

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

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

- 5) **2018-349-RZ, 21745 River Road**
Lot 82 District Lot 247 Group 1 New Westminster District Plan 32510
The subject application is to permit the rezoning to allow the future subdivision of two lots.

- 5a) **Maple Ridge Zone Amending Bylaw No. 7503-2018**

First Reading: November 27, 2018

Second Reading as amended: June 28, 2022

Purpose: To rezone the subject property from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density Residential)).

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

The Acting Corporate Officer advised that 21 notices were mailed and that one letter in opposition was received in response.

The Mayor called for speakers for a first time.

Trish Coft, Chair, School District 42 DPAC, commented that the numbers used for school enrolment and capacity were not the most up to date numbers for the district.

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

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

- 6) **2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road**
Lot 220 Section 17 Township 12 New Westminster District Plan 57165;
Lot 229 Section 17 Township 12 New Westminster District Plan 58011; and
Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199; of Parcel "A"
(Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178

The subject application is to permit the rezoning to allow the future construction of a six-storey mixed use building with 180m² of commercial space and approximately 127 apartment units.

6a) **Official Community Plan Amending Bylaw No. 7759-2021**

First Reading: June 22, 2021

Second Reading: June 22, 2021

Purpose: To re-designate the subject properties from Urban Residential to Commercial.

6b) **Maple Ridge Zone Amending Bylaw No. 7760-2021**

First Reading: June 22, 2021

Second Reading: June 22, 2021

Purpose: To introduce Comprehensive Development Zone CD-2-20.

6c) **Maple Ridge Zone Amending Bylaw No. 7627-2020**

First Reading: March 31, 2020

Second Reading as amended: June 22, 2021

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development).

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

The Acting Corporate Officer advised that 55 notices were mailed and one letter in support was received in response.

The Mayor called for speakers for a first time.

Trish Coft, Chair, School District 42 DPAC, advised that her previous comments made on Item 5 were intended to apply to this application, that the numbers used for school enrolment and capacity were 2019 figures and not the most up to date numbers for the district. Staff advised that the City uses the latest information we have available to us.

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


There being no comments, 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 7:55 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer