

City of Maple Ridge

PUBLIC HEARING

February 20, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 20, 2018 at 7:11 p.m.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager of Public Works and Development
L. Benson, Corporate Officer
C. Carter, Director of Planning
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary
Other staff as required
D. Pollock, Municipal Engineer
D. Hall, Planner 2

Mayor Read called the meeting to order. The 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 February 27, 2018.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

Note: Councillor Shymkiw excused himself from discussion of Item 1 at 7:12 p.m. due to conflict.

**1) 2016-004-RZ, 13245 236 Street
Maple Ridge Zone Amending Bylaw No. 7211-2016**

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential). The current application is to permit the future development of 31 townhouse units.

The Corporate Officer advised that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Proposed Elevations and Landscape Plans
- Terms and Conditions

The Mayor called for speakers three times.

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

Note: Councilor Shymkiw Tyler returned to the meeting at 7:17 p.m.

2) 2016-091-RZ, 14155 Marc Road

Maple Ridge Official Community Plan Amending Bylaw No. 7416-2017

To amend Silver Valley Area Plan Figure 2 from Eco Cluster and Conservation to Conservation, Eco Cluster and Neighbourhood Park

To Amend Silver Valley Area Plan Figure 4: Trail/Open Space as shown; to Add to Conservation, Add to Neighbourhood Park, to Remove from Conservation and Add to Trail

Maple Ridge Zone Amending Bylaw No. 7254-2016

To rezone from A-2 (Upland Agricultural) to R-1 (Residential District) and R-2 (Urban Residential District). The current application is to permit a future subdivision of approximately 109 lots.

The Corporate Officer advised that correspondence in favour of the application was received from Evelyn O'Rourke, Brad Gardner, Cary and Shelley Armstrong, Quentin Boulton and Loretta Furtado, Cameron Brass, Clyde Fletcher, Myles Witter, WQC Mechanical, Shannon Blackburn, Tyler Law, Cheryl Power, Andrew Lawson, Mike Leto and Debbie Chabot, Adam Myles, Ron Chan & Deana Cherry and Sean Allan. She also advised that correspondence expressing concern or expressing opposition to the application was received from Salim Jamal and Hannah Garrett, Hayley and Philip, David and Sandra Eng, Phillip Yoon, Peter Boronco, Derek DiFant, Gord Weisflock and Crystal Wang and Val Bouillet.

The Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers for the first time.

David Ing

Mr. Ing spoke in opposition to the application. He outlined his concerns with the impact of the proposed development on environmentally sensitive areas, the increased traffic and congestion and the lack of infrastructure particularly for road access and local schools to support such a development. Mr. Ing also expressed concern with the negative impact on the quality of life in the neighbourhood and the possible impact on property values.

Rose Sky

Ms. Sky spoke in favour of the application as the developer has lowered proposed density, has allowed more space for neighbours and has preserved and donated other land for wildlife.

Jim Osborne

Mr. Osborne expressed concern with the lots directly on Marc Road which runs below his property and the extremely steep slope impacting the proposed lots. He asked whether City staff has looked at the property and assessed the slopes and encouraged Planning and Engineering staff to do so. Mr. Osborne felt it would be difficult to safely build houses on a slope of this nature.

The Manager of Development and Environmental Services provided clarification on the lots impacted by slopes.

Mr. Osborne reiterated his request that City staff go on site to check slopes.

Rebecca Kozol

Ms. Kozol spoke in favour of the application however she expressed concern with infrastructure, particularly the road and where water and sewer connections will be placed. One of Ms. Kozol's major concerns is the impact of the road on the driveway to her property should the roadway be narrowed. She explained that the driveway to her property is very steep and that the retention of turning space for vehicles pulling horse trailers is very important. Ms. Kozol sympathized for residents concerned with conservation however she indicated that as she has lived on her property for 43 years and recalled a time when the

Anderson Place subdivision was a space for wildlife. Her main concern is what will be done with the infrastructure around the area.

Mike Leto

Mr. Leto spoke in favour of the application. He stated that he has been a homeowner in the area for 18 years. He expressed that the developer has been very accommodating and felt that the current proposal will have the least impact on residents along Marc Road. He spoke to the issue of lack of city water along Marc Road and stated that he is looking forward to City water and sewer. He sees the proposed application as a benefit not a hindrance.

Gabriella Sacchetti

Ms. Sacchetti spoke in support of the development and is pleased with the current plan. She is satisfied with the interaction between the developer and the residents. Ms. Sacchetti is pleased with an existing access road being set aside for emergency access only however she would like to see the access designated as park rather than road to ensure it remains closed to all traffic other than emergency vehicles for the future.

Ryan Lucy, President of Morningstar

Mr. Lucy addressed concerns pertaining to the slope on Marc Road. He also provided further information on tree retention and the provision of water and sewer for the older lots along Marc Road.

Colin Downing

Mr. Downing spoke in favour of the application. He shared a story of a neighbour who runs out of water and indicated there are several residences along Marc Road in need of City water. He expressed appreciation with the time spent by the developer working with neighbours.

The Mayor called for speakers for the second time.

David Ing

Mr. Ing stated he is not adverse to change however he feels that growth in the area needs to be managed. He expressed concern that the proposed development is the cart in front of the horse and that infrastructure should be built first. He stated that more access other than 232 Street is needed for the area. Mr. Ing referred to a past incident of tree removal by the developer and asked for an update from staff on what was done in response to complaints.

The Manager of Development and Environmental Services provided clarification on the City's response to the tree clearing and on the resolution to the situation.

The Mayor called for speakers for the third time

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

3) 2018-022-RZ, Text Amendment

Maple Ridge Zone Amending Bylaw No. 7428-2018

PART 4, GENERAL REGULATIONS, SECTION 401 USES OF LAND, BUILDINGS AND STRUCTURES, Subsection (3) Prohibited Uses of Land, Buildings and Structures is amended as follows:

By inserting the following as item (h):

“(h) the retail sale of cannabis”

A bylaw to prohibit the retail sale of cannabis. The bylaw is an interim measure intended to prevent business operations establishing in advance of the Federal and Provincial regulations. Once the Provincial context is known, future zoning bylaw amendments may be warranted.

The Corporate Officer advised that correspondence opposed to or expressing concern with the application was received from Doug@shaw.ca

The Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Jurisdictional Overview
- Next steps
- Terms and Conditions

The Mayor called for speakers for the first time

Keno Roy

Mr. Roy spoke in opposition to the proposed bylaw. He cited reasons to allow local dispensaries distributing medical cannabis to remain open. He spoke to the need for medical cannabis and expressed concern that the proposed zone amending bylaw is putting unnecessary red tape around cannabis as medicine, which will harm vulnerable residents.

Michael Joinson, President and Founder of TAGGS Dispensary

Mr. Joinson advised that he represents 5000 patients. He expressed concern with the way the Federal Government is legalizing cannabis, in particular with the lack of access to edibles and the negative impacts of sending prepackaged cannabis through the mail. Mr. Joinson provided information on how dispensaries for medical cannabis are run.

Janine Brooker

Ms. Brooker indicated that she does not have a vested interest in cannabis stores open in Maple Ridge however she expressed concern that closing down shops that have been in business for a number of years will negatively impact those who are sick and will force them to look outside the community or go through the black market for the product. She spoke on the medical benefits of cannabis and felt it irresponsible to close down existing shops. She suggested giving exemptions to businesses which have been in the community for a number of years.

Shane Escher - representative of Lotusland Cannabis Society

Mr. Escher provided information on the Lotusland Cannabis Society and advised on licensed locations of the society throughout the Lower Mainland. He advised on reasons for the society opening a dispensary in Maple Ridge and expressed concern with the methods by which the opening of the facility was dealt with by City Bylaws staff. Mr. Escher feels that dispensaries currently in Maple Ridge should be allowed to continue to operate.

Robert Davis – representative of Lotusland Cannabis Club, Dewdney Trunk Road

Mr. Davis provided background information on the Lotusland Cannabis Society and advised on locations throughout the Lower Mainland. He cited that the society has not had any police incidents in its 5 years history and referred to licenses in the Cities of Vancouver and Victoria. Mr. Davis outlined reasons as to why Lotusland has opened in Maple Ridge and expressed concern with methods used by the City of Maple Ridge Bylaws staff to deal with the dispensary opened on Dewdney Trunk Road. He feels the store is being targeted compared to other dispensaries which are not as visible. He requested that staff be directed to treat the Lotusland location in the same manner as other dispensaries in Maple Ridge.

Ken Wittenberg

Mr. Wittenberg spoke on his history with TAGGS dispensary and outlined the process involved in working with his doctor to allow him to be able to purchase medical cannabis. He expressed concern that he will have to go back to a compassion club in Vancouver for medical cannabis as a result of the proposed bylaw and asked that existing medical cannabis dispensaries such as TAGGS be allowed to remain.

Mark Napier

Mr. Napier spoke on his history with TAGGS, advised on his medical condition and the license he has received to purchase medical cannabis to help him cope with severe pain. Mr. Napier expressed concern with the Federal Government's decision to supply only cannabis to smoke rather than supporting edible cannabis. He expressed that the Supreme Court has ruled on rights for edible medicinal cannabis which is provided by dispensaries such as TAGGS. He feels it ridiculous that the City of Maple Ridge be thinking of banning medical cannabis dispensaries. He reiterated his concern with the Federal Government's approach to edible cannabis.

Gail Salconi

Ms. Salconi read from a written statement. She expressed concern that should retail sale of cannabis be banned, users will be forced to buy from sources which are not reputable and the product could be unsafe. She compared this to the environment and products provided by medical dispensaries. She stated that as Maple Ridge is its own City, it should have its own ideas as to how to regulate cannabis retail stores until July.

Dominique Nelson

Ms. Nelson stated she has worked at medical dispensaries for a number of years and feels that a main issue is how to educate patients on using a product. She expressed concern that taking away access to dispensary educated staff will hinder all patients.

The Mayor called for speakers for the second time.

Michael Joinson

Mr. Joinson advocated for patients in Maple Ridge who required local access to medical cannabis, stating that 75% of patients coming to see him are from the city. He spoke to his own medical history with medical cannabis and feels that the existing medical cannabis clubs serve patients in a way which is better than pharmaceuticals.

Shane Escher

Mr. Shane Escher spoke on behalf of the Lotusland Cannabis Society. He stated that bylaws have been complied with and requested that Council advise Maple Ridge Bylaws staff to treat the Lotusland Cannabis dispensary in the same manner as existing dispensaries.

Gail Salconi

Ms. Salconi identified herself as a staff member at Lotusland and outlined issues she has had with Bylaws officers.

Dominic Nelson

Ms. Nelson identified herself as the manager of all Lotusland dispensaries. She reiterated her statement on the importance of education of staff on the uses for medical cannabis.

The Mayor called for speakers for the third time.

Michael Joinson

Mr. Joinson advised that all patients and members of TAGGS come from a doctor with doctor's documentation. He also advised that product is not provided to persons based solely on a driver's license showing they are over 19.

Shane Escher

Mr. Escher stated that Lotusland is a member's only club and requires documentation as well as appropriate ID. He reiterated his concerns with enforcement by Bylaws staff. He asked why enforcement action is not being taken at the tent city and feels there are many drug problems in the City of Maple Ridge which are not being addressed.

Willow Lapointe

Ms. Lapointe identified herself as a volunteer at the Hammond Compassion Society. She advised that compassion societies help to educate the public on the use of cannabis for health issues as well as teach people how to use the product to help stop opioid use. She spoke on the types of persons coming into the club and how difficult it will be for these patients to go into Vancouver.

Brenda Eilee

Ms. Eilee expressed concern that persons currently working at existing medical cannabis will lose their jobs.

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 8:34 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer