

City of Maple Ridge

PUBLIC HEARING

March 21, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 21, 2017 at 7:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

F. Quinn, General Manager Public Works and
Development Services
C. Carter, Director of Planning
C. Goddard, Manager of Development and Environmental
Services
A. Gaunt, Confidential Secretary

ABSENT

Councillor C. Bell

Mayor Read called the meeting to order. The Manager of Legislative Services 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 March 28, 2017.

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

**1a) 2016-175-RZ
Maple Ridge Official Community Plan Amending Bylaw No. 7305-2016**

Legal:	Lot 23, Section 28, Township 12, New Westminster District, Plan 48925
Location:	23711 132 Avenue
Purpose:	Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, are hereby amended as shown on Map No.937
From:	Conservation
To:	Low Density Urban

And: Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails/Open Space is hereby amended as shown on Map No. 938 to remove from conservation.

**1b) 2016-175–RZ
Maple Ridge Zone Amending Bylaw No. 7258-2016**

Legal: Lot 23, Section 28, Township 12, New Westminster District, Plan 48925

Location: 23711 132 Avenue

From: RS-2 (One Family Suburban Residential) and
RS-3 (One Family Rural Residential)

To: RS-1b (One Family (Medium Density) Urban Residential)

Purpose: To rezone to RS-1b, as above. The current application is to permit future subdivision into three single family residential lots, and one remainder lot.

The Manager of Legislative Services advised that correspondence was received from Iain Kirk requesting that it be ensured that trees on the property remain viable and maintained and from Sheila Renaud/Serginson expressing opposition to the application due to the proposed removal of conservation area.

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Proposed Townhouse location (under separate application)
- Terms and Conditions

The Mayor called for speakers three times.

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

2) **2016-034-RZ**
Maple Ridge Zone Amending Bylaw No. 7247-2016

Legal: Lot "B", District Lot 245, Group 1, New Westminster District, Plan 74894

Location: 12358 216 Street

From: RS-1 (One Family urban Residential)

To: RS-1b (One Family (Medium Density) Urban Residential)

Purpose: To Rezone to RS-1b, as above. The current application is to permit a future subdivision of approximately two lots.

The Manager of Legislative Services advised that no correspondence was received on this item.

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

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

Mayor Read called for speakers for the first time.

Kristin Krimmel

Ms. Krimmel is not opposed to the application. She expressed concern that heritage homes such as the existing house on the property are being destroyed and suggested that the City of Maple Ridge endeavour to preserve and protect such buildings by perhaps moving them to a designated single location and allowing them to be used for other purposes such as arts and culture. She urged Council to require that the house on the property be moved and preserved as a heritage building.

The Mayor called for speakers for the second and third time.

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

**3) 2015-345-RZ
Maple Ridge Zone Amending Bylaw No. 7205-2016**

Legal:	Lot 32, Section 20, Township 12, New Westminster District, Plan 24720
Location:	12106 230 Street
From:	RS-1 (One Family Urban Residential) & RS-3 (One Family Rural Residential)
To:	R-1 (Residential District)
Purpose:	To Rezone to R-1, as above. The current application is to permit a future subdivision of approximately 2 lots.

The Manager of Legislative Services advised that correspondence was received from Jessie and Allen Lees expressing concern with tree removal on the property.

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

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

The Mayor called for speakers three times.

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

**4) 2016-009-RZ
Maple Ridge Zone Amending Bylaw No. 7220-2016**

Legal:	Parcel “2”, (J43410E) of Parcel “A” (Explanatory Plan 1734) of the South East Quarter, Section 21, Township 12, Except Firstly: Parcel “One” (Explanatory Plan 17000); Secondly: Part Subdivided by Plan LMP36965; New Westminster District
Location:	23729 Dewdney Trunk Road
From:	RS-3 (One Family Rural Residential)
To:	RM-1 (Townhouse Residential)
Purpose:	To Rezone to RM-1, as above. The current application is to permit the future construction of a 41 unit multi-family development.

The Manager of Legislative Services advised that correspondence expressing concerns with the application was received from Jody and Cale Nairn and from Ana and Jose Faria.

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

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

The Mayor called for speakers for the first time.

Jose Faria

Mr. Faria identified himself as a resident of 120B Avenue. He expressed concern with the impact of the proposed development on the surrounding neighbourhood particularly on parking on the street and an increase in traffic. He stated that parking is already negatively impacted by other townhouse complexes in the area and that traffic, particularly from the private school, uses 120B Avenue as a shortcut thus creating safety issues. He requested clarification on the parking proposed for the development.

The Manager of Development and Environmental Services provided further information on the amount of parking proposed within the development.

The Mayor called for speakers for the second and third time.

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 terminated the Public Hearing at 7:27 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer