

City of Maple Ridge

REPORT OF PUBLIC HEARING

March 23, 2021

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 March 23, 2021 at 7:05 p.m.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	<i>Other Staff as Required</i>
Councillor R. Svendsen	D. Hall, Planner 2
Councillor A. Yousef	M. McMullen, Manager of Development and Environmental Services

Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Duncan, Councillor Meadus, Councillor Robson, Councillor Svendsen and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Mayor Morden 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 March 30, 2021.

- 1) **2014-070-RZ, 10470 245B Street and 24589 104 Avenue**
Lot 9 Section 10 and 11 Township 12 New Westminster District Plan 72100
Lot 10 Section 10 and 11 Township 12 New Westminster District Plan 72100

Maple Ridge Official Community Plan Amending Bylaw 7156-2015
To adjust the area designated Conservation around the watercourse.

Maple Ridge Zone Amending Bylaw 7157-2015
To rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential).

The current application is to adjust the area designated Conservation around the watercourse as well as permit a future subdivision of 11 lots and 0.277ha (0.68 acres) of dedicated parkland.

The Corporate Officer advised that 29 notices were mailed out in relation to this application and that no correspondence was received on this item.

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

The Mayor called for speakers three times.

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

- 2) **2019-409-RZ, 12471 223 Street**
Lot 39 District Lot 400 Group 1 New Westminster District Plan 30974

Maple Ridge Zone Amending Bylaw 7613-2020

To rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential). The current application is to permit the future subdivision of 2 lots.

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

The Corporate Officer advised that 45 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from Debbera Rail and Wendi Quarfordt and that correspondence in favour of the application was received from Cameron Tippe.

The Mayor called for speakers on first call.

Francis Wong

Mr. and Mrs. Wong are not in favour of the application. Mr. Wong advised that correspondence was submitted to the Clerk's Department. He expressed concern with the impact of increasing density on the residential character of the existing neighbourhood. He did not see a need to densify the area and did not wish to see a precedence set by having existing teardown houses become investment properties which may then fall into neglect while waiting for a developer to purchase them. He requested a definition of the R-4 zone. Mr. Wong also expressed concern with the impact of investment properties and stated he wished to see the area kept as a family neighbourhood.

Mrs. Wong reiterated her husband's concerns with the application in terms of the impact of densification and with the character of the homes being built not being consistent with the neighbourhood.

The Mayor called for speakers on second and third call.

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

- 3) **2018-182-RZ, 11040 Cameron Court**
Lot 34 Section 10 Township 12 New Westminster District Plan 66748

Maple Ridge Zone Amending Bylaw 7562-2019

To rezone from RS-2 (Single Detached Suburban Residential) to RS-1d (Single Detached (Half Acre) Residential). The current application is to permit the future subdivision of 6 lots utilizing density bonus provisions in the Zoning Bylaw.

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

The Corporate Officer advised that 17 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers three times.

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

- 4) **2018-190-RZ, 23627 132 Avenue**
Lot 20 Section 28 Township 12 New Westminster District Plan 47603

Maple Ridge Zone Amending Bylaw 7470-2018

To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential). The current application is to permit the future construction of a 23 unit residential townhouse development.

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

The Corporate Officer advised that 193 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from Kim Matthews.

The Mayor called for speakers three times.

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

- 5) **2020-031-RZ**
Maple Ridge Zone Amending Bylaw 7629-2020
The current application is to define and prohibit vape retail within the City of Maple Ridge.

D. Hall, Planner gave a detailed description providing information on the application.

Note: Councillor Duncan left the meeting at 7:40 p.m. and returned at 7:43 p.m.

The Corporate Officer advised that no notices were mailed out in relation to this application.

The Mayor called for speakers three times.

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

6) **2021-032-AL, (Golden Ears Way) Plan NWP63218, District Lot 280 Group 1 New Westminster Land District DEDICATED PARK & 63221**

To exclude an 8.5 hectare (21 acre) parcel from the Agricultural Land Reserve. The current application is to exclude the subject parcel from the Agricultural Land Reserve to allow for a Metro Vancouver sewer main included within plans for regional growth management and sewer servicing.

D. Hall, Planner gave a detailed description providing information on the application.

Metro Vancouver Representatives

Al Gibb, Program Manager and Rajiv Johya, Project Manager Force Main, provided an overview of the proposed application. They spoke on technical details, construction timelines, environmental restoration and public engagement.

The Corporate Officer advised that 78 notices were mailed out, including properties in the City of Pitt Meadows within 50 meters of the application, in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers three times.

There being no 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 7:58 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer