

City of Maple Ridge

REPORT OF PUBLIC HEARING

May 18, 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 May 18, 2021 at 7:00 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 C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	L. Benson, Senior Policy & Sustainability Analyst
ABSENT	W. Cooper, Planner 1
Councillor K. Duncan	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	A. Kopystynski, Planner 2
	M. Vogel, Computer Specialist

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

Acting Mayor Dueck 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 May 25, 2021.

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

**1) Greenhouse Gas Reduction Targets
Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020**

The current application is to adjust the City's community greenhouse gas emission targets to align with the world-wide reductions needed to limit global warming to 1.5 degrees Celsius.

The Corporate Officer advised that no notices were mailed out in relation to this application as this is a text amendment and that no correspondence was received on this item.

L. Benson, Senior Policy & Sustainability Analyst, gave a detailed description providing information on the application.

The Acting Mayor called for speakers on first call.

Steve Ranta

Mr. Ranta spoke in favour of the proposed bylaw amendments. He is looking forward to seeing progress in the next few months on meeting the goals of GHG reduction for both the municipality and the Province.

Kirk Grayson

Ms. Grayson referenced a line in the staff report provided. She shared information on a report released by the International Energy Association titled “Net Zero by 2050, A Roadmap for the Global Energy Sector”. She spoke in favour of the adoption by the City of Maple Ridge of the new GHG reduction targets. She asked for an action plan to meet and exceed targets under consideration.

The Acting Mayor called for speakers a second and third time.

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

2a) 2020-228-RZ, 25629 Bosonworth Avenue

A portion of Lot 5 Section 13 Township 12 New Westminster District Plan EPP75231

Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021

To re-designate the panhandle portion of the lot from Suburban Residential to Agricultural.

2b) 2020-228-RZ, 25629 Bosonworth Avenue

Maple Ridge Zone Amending Bylaw No. 7672-2020

To rezone the panhandle portion of the lot, from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential). The current application is to allow the panhandle lot to be subdivided off and consolidated with adjacent lands to the north.

The Corporate Officer advised that 16 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers three times.

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

3a) 2018-041-RZ, 11621, 11607 and 11633 Burnett Street

Parcel "A" (Reference Plan 13279) Lot 1 Section 17 Township 12 New Westminster District Plan 12316; Lot 1 Except: Firstly: Parcel "B" (Explanatory Plan 12951) Secondly: Parcel "A" (Reference Plan 13279) Section 17 Township 12 New Westminster District Plan 12316; Lot 2 Section 17 Township 12 New Westminster District Plan 12316.

Maple Ridge Official Community Plan Amending Bylaw No. 7724-2021

To amend the Town Centre Area Plan Schedule 1 from Low-Rise Apartment and Conservation to Conservation and Low-Rise Apartment, and to Amend Schedule C to add to Conservation and to remove from Conservation, to reflect ground truthing and to achieve a habitat balance and accommodate a six (6) storey apartment building with underground parking.

3b) 2018-041-RZ, 11621, 11607 and 11633 Burnett Street

Maple Ridge Zone Amending Bylaw No. 7444-2018

To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of an apartment building containing approximately 57 units, in a six (6) storey building.

The Corporate Officer advised that 112 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers on first call.

Kirk Grayson

Ms. Grayson asked whether there is a provision for bike parking in the parkade.

The Director of Planning confirmed that provisions for bike parking have been included.

The Acting Mayor called for speakers on second and third call.

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

4a) 2018-430-RZ, 23717 and 23689 Fern Crescent

The East Half of Lot 15 South East Quarter Section 28 Township 12 New Westminster District Plan 2637; West Half Lot 15 South East Quarter Section 28 Township 12 New Westminster District Plan 2637.

Maple Ridge Official Community Plan Amending Bylaw No. 7730-2021

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2; from Conservation, Medium/High Density Residential and Eco-Cluster to Medium/High Density Residential and Conservation and to Amend Figure 4 – Trails/Open Spaces of the Silver Valley Area Plan to Remove from Conservation and to add to Conservation, adjusting land use designations to fit site conditions.

4b) 2018-430-RZ, 23717 and 23689 Fern Crescent

Maple Ridge Zone Amending Bylaw No. 7520-2018

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 35 unit townhouse development.

The Corporate Officer advised that 23 notices were mailed out in relation to this application and that correspondence expressing opposition or concern with the application was received from Bin Chen, Heather Sartorius, Emily Robertson, Andrew Gluck, Ethan Mlot and Anita Fedorak.

W. Cooper, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers on first call.

John Vozza

Mr. Vozza expressed concern with the continuation of densification in the area and asked whether there are similar projects such as this application planned. He also raised concern related to a limited ability to evacuate the area via Fern Crescent in case of a disaster. He asked if infrastructure to address an evacuation route is being planned. The General Manager Engineering Services spoke on various plans being considered to manage access in and out of the area.

Mr. Vozza referred to the conservation areas within the proposed application and requested clarification on the changes to those areas. The Director of Planning provided clarification on the adjustments to conservation areas.

Mr. Vozza is opposed to the application. He clarified that he is opposed to any further development until infrastructure is in place to deal with problems in the area.

Anna Willis

Ms. Willis is opposed to the application and echoed the comments made by the previous speaker. She expressed concern with the impact of an additional 35 homes on traffic in the area and invited all to observe traffic on Fern Crescent in the mornings and afternoons. She reiterated that infrastructure is not in place to support more people in the area. Ms. Willis referred to the Official Community Plan of thirty-seven years ago and the indication of a second crossing at 240 Street at that time. She is not opposed to greater density however feels it is dangerous to continue to do so due to a lack of infrastructure, particularly an evacuation route. She also expressed concern with the impact on Yennadon School of more children coming from the proposed development.

Jody Squires

Mr. Squires identified himself as a local area realtor. He spoke on changes in the area, growth based on the Official Community Plan, downturns in the economy and price increases in housing in the Silver Valley and surrounding areas. He is in favour of the application. Mr. Squires spoke favourably on the affordability of the proposed townhouses. He did not feel the proposed development will impact the local school as the units are meant for mature families. He reiterated that the project will promote affordability and encompassed all within the natural area including stream protections.

Edmond Melnychuk

Mr. Melnychuk identified himself as one of the property owners involved in the development. He spoke in favour of the application and provided positive comments towards the developers as well as City staff on planning work done on the proposed development. Mr. Melnychuk also commented on the traffic situation indicating that he felt the traffic congestion is seasonal and also related to drop off times at the local school.

The Acting Mayor called for speakers on second call.

Anna Willis

Ms. Willis requested information from staff on plans for a bridge across 240 Street to provide better access to the area.

The General Manager Engineering Services outlined work, past and present, done on advancing the plan for such a crossing.

Ms. Willis asked whether Council is having discussions on how many more developments will be allowed before that access is provided.

John Vozza

Mr. Vozza asked whether there are any other options around an arterial route other than 240 Street to get out the area. He expressed concern that Fern Crescent is the only way out.

The General Manager Engineering Services spoke on options viewed by staff.

Mr. Vozza expressed concern from a stand point of a natural disaster that there is no alternate route out of the area and questioned why the City is not moving more actively on the 240 Street option. He feels it is irresponsible to offer only one way in and out of an area.

Lynn Potter

Ms. Potter identified herself as a long time resident of Fern Crescent. She spoke on further development in the area and on two properties in the area which have recently been sold for development of townhouses. She expressed concern with traffic and wished to clarify that traffic is not just a concern during summer but has extended to other seasons. She also expressed concern with the impact on parking, particularly on Fern Crescent near the 'hot rocks' area which she contends is already a dangerous area. She asked if this application has tandem parking or side by side parking.

The Director of Planning advised that there is no tandem parking planned for the development.

Ms. Potter reiterated her concern with the impact of increased traffic particularly on parking.

The Acting Mayor asked for speakers on third call.

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

- 5a) 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road**
Lot 1 Section 21 Township 12 New Westminster District Plan 59958;
Lot "A" Except: Parcel "One" (Explanatory Plan 10920) Section 21 Township 12 New Westminster District Plan 6345.

Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020

To amend Section 6.3.5, Commercial Node, to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial.

- 5b) 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road**

Maple Ridge Zone Amending Bylaw No. 7501-2018

To rezone from C-1 (Neighbourhood Commercial) and RS-1 (Single Detached Residential) to C-2 (Community Commercial). The current application is to permit the future construction of a two storey mixed use commercial development.

The Corporate Officer advised that 72 notices were mailed out in relation to this application and that correspondence expressing opposition or concern with the application was received from Susie Lin Dodge and Jamie Dodgson.

W. Cooper, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers three times.

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

6) 2017-231-RZ, Assisted Living Residences in Residential Areas

Maple Ridge Zone Amending Bylaw No. 7723-2021

The current application is to permit and regulate all classes of Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building, and to provide a Density Bonus allowing a maximum of up to 10 residents per building for all classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

The Corporate Officer advised that no notices were mailed out in relation to this application as it is a text amendment and that no correspondence was received on this item.

A. Grochowich, Planner, gave a detailed description providing information on the application.

The Acting 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 8:24 p.m.

J. Dueck, Acting Mayor

Certified Correct

S. Nichols, Corporate Officer