

City of Maple Ridge

***REPORT OF PUBLIC HEARING***

June 15, 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 June 15, 2021 at 7:00 p.m.

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**PRESENT**

*Elected Officials*

Mayor M. Morden  
Councillor J. Dueck  
Councillor K. Duncan  
Councillor C. Meadus  
Councillor G. Robson  
Councillor R. Svendsen  
Councillor A. Yousef

*Appointed Staff*

A. Horsman, Chief Administrative Officer  
C. Crabtree, General Manager Corporate Services  
C. Carter, General Manager Planning & Development Services  
S. Hartman, General Manager Parks, Recreation & Culture  
D. Pollock, General Manager Engineering Services  
S. Nichols, Corporate Officer  
A. Gaunt, Recording Secretary  
Other Staff as Required  
C. Goddard, Director of Planning  
J. Kim, Computer Specialist  
M. McMullen, Manager of Community Planning and Environmental Services  
M. Vogel, Computer Specialist

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Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Robson 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 June 22, 2021.

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

**1a) 2020-168-RZ  
13960 232 Street, 13897 and 14027 Silver Valley Road**

Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409;  
Lot 15 Section 33 Township 12 New Westminster District Plan 26732;  
Parcel "A" (Explanatory Plan 11340) Lot 10 Section 33 Township 12 New Westminster District Plan 7757;

**Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021**

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan; Figure 3A – Blaney Hamlet; and Figure 4 – Trails / Open Space to revise boundaries of the land use designations.

**1b) 2020-168-RZ  
13960 232 Street, 13897 and 14027 Silver Valley Road**

**Maple Ridge Zone Amending Bylaw 7662-2020**

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential) and RST (Street Townhouse Residential).

**The current application is to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units.**

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

The Corporate Officer advised that 52 notices were mailed out in relation to this application and that 8 pieces of correspondence expressing concern or in opposition to the application were received.

The Mayor called for speakers on first call.

**Jason McPherson**

Mr. McPherson spoke in opposition to the application. He expressed concern with development in Maple Ridge encroaching on green space and the impact on the watershed and the wildlife area. He advised that residents in the area rely on underground streams and felt this development could harm residential water supply. He also expressed concern with the location of the entrance and exit to the proposed development in terms of traffic safety. Mr. McPherson commented that Silver Valley Road and 232 Street are very narrow and that parking on both sides in the new development will negatively impact traffic.

**Kevin Carson**

Mr. Carson spoke in opposition to the application. He referred to a land use plan and map and the indications of conservation areas. He expressed concern with the impact of the proposed development on water courses, wildlife and the research forest in that the green spaces which allow wildlife to move are being reduced thereby contributing to increased conflicts between wildlife and people.

Mr. Carson referred to the environmental assessment report for the proposed development and put forward that the stream abutting the application feeds into known salmon habitat and will negatively impact downstream habitat as well as wildlife. He also expressed concern with the slope in the proposed application and the impact dump trucks are having on the shoulder of the road and the ditches.

**Karina Harvey**

Ms. Harvey spoke in opposition to the proposed application. She advised that her property has already been negatively impacted by development in that a tributary at the back of the property has become a roaring ravine due to clearing of the property behind hers. She clarified that the area at the back of her property holds is salmon bearing stream and is a wildlife corridor. She expressed concern with the development along Silver Valley Road and the impact on her property particularly with erosion. She echoed the sentiments of the previous speakers. Ms. Harvey asked how higher density will be accommodated in terms of infrastructure and schools in that more houses will equal more people, more cars and more congestion.

The Mayor called for speakers on second call.

**Kevin Carson**

Mr. Carson expressed concern with the environmental assessment provided by the developer particularly the reference to release of wastewater into vegetation areas. He also expressed concern with the impact on his well water quality and reiterated his statements on the negative impacts resulting from the reduction in wildlife corridors and the resulting growing interactions between wildlife and residents.

**Ola Cholewa**

Ms. Cholewa read a past quote from Gordon Robson in regard to Silver Valley Road. She is in opposition to the development along Silver Valley Road and the amount of development in that area in general. She expressed concern with the lack of infrastructure and compared the Silver Valley area with the continued development in Langley.

**Lindsey Hines**

Ms. Hines spoke on the amount of injured wildlife in the area and asked whether safe passage for animals in the form of overpasses or underpasses will provided by this development and other developments in the area in the future.

**Olivia Wong**

Ms. Wong agrees with comments made by a previous speaker. She expressed concern with continuous rezoning and large number of development permits being issued by the City of Maple Ridge and unsustainable growth negatively impacting wildlife and nature which attract persons to the community. She indicated that she comes from Toronto and spoke on rapid and unchecked growth and the impact on culture and what people value most such as nature. She also expressed concern that large lots are being destroyed with no consideration for infrastructure and traffic. She is not in favour of this application or any further development in the area and echoed a previous speaker's statements on monetary compensation for such developers.

The Mayor called for speakers on third call.

**Kevin Carson**

Mr. Carson spoke on the development process and outlined what he felt are flaws in that process and questioned the summary of the development information meeting provided by the developer. He asked for direction on how a citizen can be heard by Council and expressed concern that there are no substantial changes or halts to such developments. He expressed disappointment in both the process and in the outcomes.

**Lee Perina**

Mr. Perina expressed disappointment with the development in the Silver Valley area in general and spoke in opposition to the density in that area. He expressed concern with the encroachment in the area which he feels benefits a development and not the community or the environment.

**Karena Harvey**

Ms. Harvey expressed appreciation for a previous speaker's statements. She expressed frustration with the process and questioned whether a development such as the one proposed can be stopped or whether is a point to citizens speaking in opposition. She reiterated concerns in terms of impacts of this proposed development on the banks of Anderson Creek, the environment, the wildlife corridors and on her property and questioned how risks will be mitigated.

**Robert Pritchard**

Mr. Pritchard spoke in opposition to the amount of development in Maple Ridge. He also spoke on the urban sprawl being created and the negative impact on the environment and wildlife.

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

**2) 2013-096-RZ, Tandem Parking**

**Maple Ridge Zone Amending Bylaw No. 7564-2019**

To provide a definition for tandem parking, and to provide restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone.

**The current application is to provide a definition for tandem parking, and to provide restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone.**

The Corporate Officer advised that no notices were mailed out in relation to this application and that one piece of correspondence in favour of the item was received.

M. Baski gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

**Francis Wong**

Mr. Wong asked where tandem parking will be allowed in the community. It was recommended that Mr. Wong connect with the Planner working on the item.

Mr. Wong is not in agreement with the tandem parking concept.

**Kevin Carson**

Mr. Carson spoke in favour of tandem parking. He put forward that double garages take up too much space and are used for storage and that property owners with a driveway and a double garage should not park on the street for a long duration. He used his neighbourhood as an example, expressing concern on the amount of street parking and the safety issues resulting from it.

The Mayor called for speakers on second and third call.

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

**3a) 2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street**

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminister District Plan 9912;  
Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminister District Plan 9912;  
Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminister Plan LMP22485;  
Lot A Section 22 Township 12 New Westminister District Plan LMP9379.

**Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**

1. To amend Schedule "B" from areas designated Estate Suburban Residential to Conservation and Forest;
2. To amend Schedule "C" by adding areas designated to Conservation and to Forest.

**3b) 2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street**

**Maple Ridge Zone Amending Bylaw No. 7343-2017**

1. To rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), which will:
  - a. continue to permit single detached residential as a principal use, and will permit a variety of accessory uses;
  - b. provide for a reduction of the minimum lot area to 0.4 hectares;
  - c. provide other regulations for matters such as lot coverage, setbacks, and building height.

2. To provide for a density bonus, under which:
  - a. the base density permitted will be subdivision of the land into minimum 0.4 hectare lots with a prescribed minimum lot width and depth;
  - b. the density may be increased to a minimum lot area of 1,012 m<sup>2</sup>, with a prescribed minimum lot width and depth, provided that in addition to park land dedication required under the *Local Government Act*, the owner dedicates park land for the protection of environmentally sensitive areas and recreation;
  - c. where the bonus density is used, the zoning requirements for the SRS (Special Urban Residential) zone shall apply and supersede the zoning requirements for the RS-2 zone.

**The current application is to create a subdivision of up to 26 lots with park dedication on an 8.19 hectare (20 acre) site.**

The Corporate Officer advised that 26 notices were mailed out in relation to this application and that 66 letters in opposition or expressing concern with the application and one piece of correspondence in favour of the application were received on this item. She advised that all correspondence had been received up until 7:00 p.m. of June 15, 2021.

The Director of Planning gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

#### **Cheryl Ashlie**

Ms. Ashlie spoke in opposition to the application. She read from a prepared statement. She expressed that the policies outlined by the Director of Planning are not intended for use in the RS-3 floodplain. She spoke to her role as a member of ARMS and summarized the process gone through by ARMS in the last few years with regard to this application. She outlined the process undergone in terms of receiving information on the application through Freedom of Information and the timing of the receipt of the information requested. Ms. Ashlie expressed concern that a request for a delay in the current Public Hearing had been denied.

#### **Steve Ranta**

Mr. Ranta is opposed to the application. He gave a PowerPoint presentation reiterating statements on vision, values and principles found on the City's website and in the Official Community Plan and spoke on the heritage aspect of the Alouette River.

#### **Ernie Daykin**

Mr. Daykin spoke in opposition to the application. He expressed concern with the loss of green space and water courses and advised that during his time in office, he supported staff recommendations to deny an application for development on this site. He also expressed concern with the dangers of flooding in the area and did not agree with policies and the Official Community Plan allowing building on floodplain. Mr. Daykin addressed

the statement on the building of a bridge on 240 Street and wondered how persons residing in the development will react to construction of the bridge and to the traffic through the neighbourhood resulting from that construction.

**Kimberly Armour - speaking on behalf of Katzie First Nation Chief and Council**

Ms. Armour read from a prepared statement in opposition to the application from the Katzie Chief and Council and advised that the statement is available to the public as well as to the media.

**Chuck Russell**

Mr. Russell spoke in opposition to the proposed development. He expressed disappointment with lack of consultation with Katzie First Nation, the lack of respect shown for ARMS and the impact on the south bank of the Alouette River. He asked long term impacts to the environment be taken into account and that Council act on input from ARMS and Katzie and not only developers. He asked that the application be stopped.

**Cheryl Zandbergen**

Ms. Zandbergen is opposed to the application. She quoted results from the 2020 Citizens Survey which indicated that protection of environmental areas is important to a large percentage of residents. Ms. Zandbergen read statements made by the Council members who voted in favour of the application during the last election in response to questions put forward by ARMS.

**Darlene Bernard**

Ms. Bernard voiced her opposition to the proposed development. She expressed concern with the size and affordability of the homes proposed and the impact on wildlife in the area. Ms. Bernard questioned whether an audit of Councillor bank accounts could be done to satisfy the concern of financial involvement between developers and members of Council. She also expressed concern that Katzie First Nation were not being listened to.

**Doctor Shiraz Manwani**

Dr. Manwani is opposed to the application. He referred to documents presented at the previous Public Hearing held on the items and quoted principles outlined in the Official Community Plan. He questioned why ARMS and Katzie First Nation, as custodians of the Alouette River, are being questioned and feels that approval of the application goes against the will of the Maple Ridge Community and is not true to the Official Community Plan to protect the community. He asked that Council not approve the application.

**Ola Cholewa**

Ms. Cholewa identified herself as an educator at an environmental school located in Maple Ridge. She outlined the learning done by students at the Alouette River and the involvement of Katzie First Nation elders. She spoke in opposition to the proposed development in terms of the impact on the river as well as the lack of consultation with Katzie First Nation.

**Jessie Russell**

Mr. Russell is opposed to the application. He supported the concerns of previous speakers. He expressed concern with flood management, impact on fish and wildlife habitat as well as the impact on Katzie First Nation. He urged Council to move forward in a way that citizens, ARMS and Katzie wish to see.

**Craig Speirs**

Mr. Speirs spoke in opposition to the application. He expressed that the proposed development does not fit within the spirit of the Official Community and did not agree with the density bonusing done on the site due to its environmentally sensitive area. Mr. Speirs did not agree with development on such sites prior to a bridge being built and expressed concern with reactions from owners who will buy on the site once construction on a bridge does begin. Mr. Speirs questioned the value being put forward for the dedicated park areas. He requested that Council vote down the application and move forward to create a healthier river system.

**John Kelly**

Mr. Kelly identified himself as being a Director on ARMS. He is opposed to the application. He expressed concern with the deterioration of the relationship between ARMS and the City as well as members of Council. Mr. Kelly put forward that the proposed development will further endanger the boundary on the Alouette River and the fish habitat of the watershed. He encouraged Council to listen to the citizens and their concerns with the proposed development.

**Kirk Grayson**

Ms. Grayson is opposed to the application. She questioned the validity of changing the Official Community Plan to accommodate the level of development proposed. She expressed concern over the degradation of ecosystems, the impact on greenhouse gases and the vulnerability to flooding due to climate change and the liability future owners will face as a result of flooding. She also expressed concern with the lack of consultation with Katzie First Nation. Ms. Grayson does not feel developments with increased density should be allowed in riparian areas.

**Mike Wallbank**

Mr. Wallbank is opposed to the application. He expressed concern with the rejection of consultation with Katzie First Nation and the exclusion of ARMS. He asked that Council reconsider their decision.

**Ken Stewart**

Mr. Stewart identified himself as the President of ARMS. He is opposed to the application. He read from a prepared statement. He summarized the position of ARMS on the proposed development, outlined the mission of the society and its concerns with the application. He spoke on a memorandum of understanding between Katzie and Kwantlen First Nations, ARMS and the City of Maple Ridge and the future consideration of the Alouette River based on its heritage value. Mr. Stewart listed the concerns of ARMS concern with the amending bylaw in that it is a major change to the Official Community Plan. He reminded all of the opposition to the proposed development at a previous public



hearing and on the number of residents opposed to the development currently and questioned why the application is being moved forward. He expressed concern with the continued maintenance of strata based amenities and did not feel the density bonusing is justifiable.

**Charlene Fiehn and partner**

Ms. Fiehn read from a prepared statement as being opposed to the application. She listed concerns such as urban sprawl and the negative impact of a development in such close proximity to the river. She is not in favour of Official Community Plan bylaws being amended for developers and expressed concern with the number of large homes being built in modest neighbourhoods. Ms. Fiehn feels this application is in conflict with the Official Community plan and will have a negative impact on a ancient wildlife and protected species corridor.

**Lee Perina**

Mr. Perina is adamantly opposed to the amendment to the Official Community Plan for the application. He feels that the level of opposition to the proposed development is not being considered. He expressed concern with the environmental and social aspects of the application and the precedent setting nature of the proposed development in that other it will encourage further medium and high density development. He also expressed concern that the provisions being put in place by the developer to protect the environmental around the Alouette River will not be sufficient.

**John Dale**

Mr. Dale is opposed to the application. He identified himself as a current Director and Vice-President of ARMS. He expressed concern with the lack of allowed dialogue with City staff prior to Public Hearing and requested that answers to questions submitted be provided prior to third reading. Mr. Dale asked about the hydrology of the river and the river hydrology report options speaking on dealing with potential flooding in the area. He put forward that a development of 6 or 7 one acre plus lots would be more suited to the area compared to a higher density footprint and would not create a risk to the river.

**Gavin Rouche**

Mr. Rouche spoke in opposition to the application. He asked Council for reasons to permit the proposed development. He feels such a development will set a precedence and that there is not benefit to the river for this proposal. He expressed concern over public safety in terms of flooding, spoke on an earlier flood in the area and felt that flood maps have not been updated since that flood and that updated science should be used.

**Robert Pritchard**

Mr. Pritchard is opposed to the application. He spoke on the impacts of heavy rain events washing pollutants into the river and the poison of litter and pollutants working their way up the food chain. He expressed concern that development along the Alouette River will bring more litter and debris, the removal of trees and the consequential heating of rivers which will pose a threat to salmon and wildlife in the area.

**Patrick Ironside**

Mr. Ironside could not be heard due to technical difficulties. He was asked by Mayor Morden to return following recess.

Note: The meeting was recessed at 9:56 p.m. and reconvened at 10:17 p.m.

The Mayor called for speakers on second call.

**Cheryl Ashlie**

Ms. Ashlie continued to read from a prepared statement. She questioned the public hearing process followed at the May 25, 2020 Public Hearing and stated ARMS is not engaged in litigation with the City. Ms. Ashlie also stated that such a development is not needed, is not in the urban containment boundary and that the environment is not being protected. She asked that the views from ARMS on the Alouette River be listened to.

**Kirk Grayson**

Ms. Grayson feels the proposed changes to the Official Community Plan are not well founded and do not benefit the community. She expressed concern that the proposed development will lead to degradation of the river's riparian area and reiterated that the application is not based on common good for all Maple Ridge residents.

**Karen DeLong**

Ms. DeLong is opposed to the bylaw change and to the proposed development as the application lies within an unprotected floodplain with a history of flooding. She referred to talks between the Katzie First Nation and BC Hydro pertaining to the Alouette River dam and the possible impact of those discussions on the City of Maple Ridge. She expressed concern of the impact of the proposed development lies on such an environmentally sensitive area. She also expressed concern with the lack of engagement with the Katzie First Nation.

**Ken Stewart**

Mr. Stewart continued to read from a prepared statement. He spoke on density bonusing and did not agree with the use of a bridge as a reason to add additional density as conservation work will have to be redone once a bridge is put in and housing should not be built in the shadow of a bridge. He did not wish mistakes from the past to be repeated by building within a floodplain. Mr. Stewart expressed that developers should be expected to build within the guidelines of the Official Community Plan rather than asking for amendments. He raised points he felt were missed by the hydrology report and spoke on impacts of previous floods on the Alouette and the dangers of bridges as debris traps.

**Cheryl Zanderbergen**

Ms. Zanderbergen continued reading statements made by Councillors during the election cycle in response to question from ARMS representatives. She referred to the Alouette River System Partnership, newspaper articles and quotes by Mayor Morden. She expressed disappointment with the lack of consultation with the Katzie First Nation and asked that Council members honour their election statements.

**Greta Borick-Cunningham – Executive Director of ARMS**

Ms. Borick-Cunningham encouraged Council to vote against the application. She referred to amendments made to the application and expressed concern over the impact of a bridge on houses built in the shadow of that bridge. Ms. Borick-Cunningham also expressed concern with the impact of integrated stormwater management plans on the Alouette River and on the precedent this application will set should it be approved and that it is in conflict with the official community plan. She spoke on the City's environmental management strategy and voiced concern that the First Nations had not been taken into account.

**Doctor Shiraz Manwani**

Dr. Manwani stated that the community looks to Council to protect its vision and values and that the proposed application amendments violate the letter and spirit of the Official Community Plan. He requested that members of Council not allow the application as it goes against the advice of stewards of the Alouette River such as Katzie First Nation and ARMS.

**Craig Speirs**

Mr. Speirs expressed that ARMS and KEEPS represent a community's best way to save rivers from development. He stated that there is a need to protect water and set aside pristine watersheds. He added that the Alouette River is designated as a heritage river and therefore should also be protected from development. He requested that Council protect the community's water by defeating the proposal.

**Gavin Roache**

Mr. Roache stated that the community is highly opposed to the application. He felt that the developer bought the land knowing what it was and is trying to turn it into something else. He expressed that the application did not meet the Official Community Plan and stated such a development is not needed.

**John Dale**

Mr. Dale expressed that 6 or 7 lots on the subject site would be supportable and questioned how the number of lots currently proposed for the site was arrived at. He asked questions about the proposed bridge and expressed concern with the long term impact of another bridge on the river particularly one landing between two privately owned properties. Mr. Dale felt that the cost set for the environmental land is a over representation and asked whether it is the intention of the City to develop the South Alouette flood plain. He expressed concern that the Official Community Plan was being circumvented and the possible damage to the river system as a result.

**Doug Stanger**

Mr. Stanger provided a number of reasons as to why he is opposed to the application. He spoke on his work with the DFO, stated that he has lived on the river for 30 years and that he was present for the flood in 1995. He outlined the results of that 1995 flood and ask Council to reconsider voting in favour of the application due to flooding issues along the Alouette River. He advised on a Fraser Basin article on creating safe spaces for

salmon and read from an article on purchase of land along Kanaka Creek by Metro Vancouver. He questioned why the Kanaka Creek water shed has been embraced and not the Alouette River watershed.

**John Kelly**

Mr. Kelly spoke on the previous public hearing process. He provided background on his career as a hydrologist for BC Hydro and felt that errors and omissions during the public hearing in 2019 have been ignored by the City and the developer. He expressed concern that current Council is not protecting the environment and asked that the cumulative impact of such a development taken into account. He also expressed concern that this development, if passed, will set a precedence for future development along the South Alouette and indicated that ARMS has been approved by other developers. Mr. Kelly feels the development and the proposed bridge will negatively impact wildlife in the area and did not agree with an assessment stating a waterway on the property is not fish bearing. He also feels that endangered species listed on the site have been ignored.

**Alexa Ross**

Ms. Ross identified herself as a resident on one of the applicant's properties and stated she is opposed to the development. She shared her perspective on wildlife utilizing the corridor on this property, a well utilized horse trail and the use residents make of the area. She questioned what new residents of the 26 lot subdivision will think about horse trails throughout the development and of the residents accessing the river through the subdivision. She reiterated the importance of the river to residents of Maple Ridge, wildlife and the Katzie First Nation.

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 11:58 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer