

**CITY OF MAPLE RIDGE**  
**REPORT OF PUBLIC HEARING**

June 18, 2019

The Report of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on June 18, 2019 at 7:00 p.m.

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<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	<i>Other staff as required</i>
Councillor R. Svendsen	C. Goddard, Director of Planning
Councillor A. Yousef	W. Cooper, Planner 1
<b>ABSENT</b>	
Councillor K. Duncan	

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
The meeting was also live streamed and is available at  
[media.mapleridge.ca/Mediasite/Showcase/default/Channel/publichearings](http://media.mapleridge.ca/Mediasite/Showcase/default/Channel/publichearings)

The Corporate Officer provided 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 25, 2019.

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

- 1) **2017-572-RZ**  
**11703 Fraser Street and 11718 224 Street**  
Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898  
  
**Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019**  
To re-designate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment.  
  
**Maple Ridge Zone Amending Bylaw No. 7422-2018**  
To rezone the easterly portion of the subject property from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a 57 unit apartment building with underground parking.

The Planner gave a detailed presentation providing information on the application.

The Mayor called for speakers a first time.

The Corporate Officer advised that 319 letters were mailed out and that correspondence was received from Glenn Lemieux in opposition to the application.

**John MacKenzie**

Mr. MacKenzie expressed concern with the height of the proposed building as it will impact his view of the Fraser River. He also expressed concern with the removal of three large cedar trees on Fraser Street to make access for parking.

**Glenn Lemieux**

Mr. Lemieux expressed concern that the new proposed applicant will duplicate issues that occurred a number of years ago with the original apartment complex. He felt that parking on Fraser Street will be impacted and that there will be increased traffic in and out of the area.

The Mayor called for speakers a second and third time.

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

- 2)       **2016-031-RZ**  
          **13227 236 Street**  
          Lot 35 Section 28 Township 12 New Westminster District Plan 37422

**Maple Ridge Zone Amending Bylaw No. 7228-2016**  
To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential).  
The current application is to permit a future development of 17 townhouse units.

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

The Corporate Officer advised that 94 letters were mailed out 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.

- 3)       **2018-093-RZ**  
          **11780 Burnett Street**  
          Lot 103 Section 17 Township 12 New Westminster District Plan 41319

**Maple Ridge Zone Amending Bylaw No. 7485-2018**  
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).  
The current application is to permit a future 2 lot subdivision.

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

The Corporate Officer advised that 87 letters were mailed out 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) **2017-117-RZ**  
**11865, 11839, 11831 232 Street**  
Lot 1 Except: South 83 Feet, Section 17 Township 12 New Westminster District Plan 12599;  
South 83 Feet, Lot 1 Section 17 Township 12 New Westminster District Plan 12599;  
Lot 35 Section 17 Township 12 New Westminster District Plan 24972

**Maple Ridge Zone Amending Bylaw No. 7351-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential). The current application is to permit the future development of 46 townhouse units.

The Planner gave a detailed presentation providing information on the application.

The Corporate officer advised that 89 letters were mailed out and correspondence expressing concern was received from Andrea Lister.

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 7:25 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer