

City of Maple Ridge

REPORT OF PUBLIC HEARING

June 21, 2022

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 21, 2022 at 7:02 p.m.

PRESENT

Elected Officials

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

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
A. Nurvo, Deputy Corporate Officer

ABSENT

Councillor K. Duncan

Other Staff as Required

F. Smith, Director of Engineering
C. Goddard, Director of Planning
M. McMullen, Manager of Development & Environmental Services
M. Baski, Planner
W. Cooper, Planner
K. Gowan, Planner
J. Lee, Information Services

Note: Councillor Robson and Councillor Yousef participated electronically.

The Mayor called the meeting to order. The Acting 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 28, 2022.

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

- 1) **2021-323-RZ, 23348 141 Avenue**
Parcel "One" (Explanatory Plan 16905) Lot "G" Section 33 Township 12 New Westminster District Plan 16208

The subject application is to permit the rezoning and future subdivision of approximately 23 single-family lots.

- 1a) **Maple Ridge Official Community Plan Amending Bylaw No. 7847-2022**

First Reading: May 10, 2022
Second Reading: May 10, 2022
Purpose: To re-designate portions of the subject property from *Eco Cluster* to *Conservation*.

1b) Maple Ridge Zone Amending Bylaw No. 7774-2021

Purpose: To rezone portions of the subject property from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

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

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper and that 22 notices were mailed and no correspondence was received in response.

The Mayor called for speakers three times.

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

- 2) 2018-289-RZ, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place**
Lot 4 District Lot 405 Group 1 New Westminster District Plan 60014;
Lot 5 District Lot 405 Group 1 New Westminster District Plan 60014;
Lot 1 District Lot 405 Group 1 New Westminster District Plan 60014; and
Lot 2 District Lot 405 Group 1 New Westminster District Plan 60014.

The subject application is to permit the rezoning to allow a future 102-unit townhouse development.

2a) Maple Ridge Official Community Plan Amending Bylaw No. 7542-2019

First Reading: May 24, 2022
Second Reading: May 24, 2022
Purpose: To re-designate portions of the subject properties from *Urban Residential* to *Conservation*.

2b) Maple Ridge Zone Amending Bylaw No. 7543-2019

First Reading: May 14, 2019
Second Reading
as amended: May 24, 2022
Purpose: To rezone portions of the subject properties from RS-2 (Single Detached Suburban Residential) and RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential).

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

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 119 notices were mailed and that 3 letters in support and 3 opposed were received in response.

The Mayor called for speakers for a first time.

Jeff Mitchell spoke in opposition and stated that the proposed development does not fit into this single-family neighbourhood. He expressed concerns regarding increase in traffic to the already busy routes, safety, additional parking and traffic management and stated that the entrance and exit should be on 240 Street instead.

Jody Olson spoke in opposition and expressed concerns regarding traffic, speeding, insufficient infrastructure, school shortages, construction traffic, and safety of children walking. She was also concerned about the mature trees and wildlife, and said this was not a good fit for the neighbourhood.

Note: Councillor Robson left the meeting at 7:25 p.m.

The Mayor called a second, third and last time for speakers.

Ron Antallek stated that Planning staff did a good job saving the wetland for Spencer Creek and the landscape architect did a good job with the barrier and retention of mature trees.

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

3) 2018-458-RZ, 11310 Kingston Street
Lot 2 District Lot 280 and 281 Group 1 New Westminster District Plan BCP50883

The subject application is to permit the rezoning and future subdivision of approximately seven industrial park lots.

3a) Maple Ridge Zone Amending Bylaw No. 7522-2018

First Reading: December 11, 2018

Second Reading

as amended: May 24, 2022

Purpose: To rezone the subject property from RS-3 (Single Detached Rural Residential) to M-3 (Business Park Industrial).

M. Baski, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 182 notices were mailed and that 9 letters were received in response - 6 in opposition, 2 in support and 1 neutral.

The Mayor called for speakers for a first time.

Leigh-Anne Copan spoke in opposition and stated that the traffic in this area was already a problem and expressed safety concerns for people walking in the neighbourhood, as well as impacts on the ecology and wildlife of the area and noise pollution from the development.

Ralph Fitzpatrick advised that he had provided a detailed letter in opposition, and expressed concerns regarding noise and light pollution, impacts on his house from pile-driving and impacts on the water table. He stated that a high sound-proof wall was needed, and that the extra height of the proposed buildings would block his view and reflect noise.

David Lane stated that he supported the development in principle but had many questions and concerns regarding conflicts, quality of life and health impacts on the residential neighbourhood from noise and light pollution. He stated that landscaping, sound barriers, timers and dimmers for lights, better solutions to pile driving and water management plan were required.

Nancy Jones stated she was opposed for many of the same reasons as expressed by her neighbours and advised that her main concerns were the height of the buildings, noise, access and impacts on the residential area.

Peter Spiewak spoke in opposition and expressed concerns regarding impacts on wildlife, the view from his property, increased noise and light pollution, increased flooding on his property due to the change in the water table, and impacts from increased traffic.

Steve Schmidt spoke in opposition due to access and traffic concerns, and he stated that the neighbourhood was not built for this kind of traffic, that it was already unsafe to walk to local parks, and that the infrastructure need to be upgraded for a project of this size.

Carolyn Bronie spoke in opposition and stated that she agreed with the reasons previously expressed. She stated there were already problems walking and biking along these small roads, that the area should stay residential and she asked Council not to destroy the peacefulness of this whole area by approving this development.

Erin O'Melinn stated that she agreed with the Hammond Area Plan and there should be linkages provided for walking and cycling throughout the area. She expressed safety concerns, that protected bike lanes were needed, and suggested developer contributions to provide for multi-use paths and paved trails for use by all types of people.

Rob Schewfelt spoke in opposition due to flooding and noise impacts. He stated that the water issues need to be fixed before we allow any further building and that he does not want any development behind his house that would operate 24/7.

The Mayor called for speakers a second time.

Ralph Fitzpatrick spoke in support of his neighbours' comments and stated that increased flooding from the impacts on the water table and noise pollution need to be addressed before any development is approved. He expressed concerns regarding loss of privacy, traffic issues, and impacts on wildlife in the settling pond and swamp area on the property.

Peter Spiewak expressed concerns regarding flooding in this area and stated that every time it rains he calls the City to come out to turn on the pumping station pumps.

The Mayor called for speakers a third and final time.

Charles Johnson stated that he agreed with the previous comments regarding lights, height of the wall and water run-off. He stated that his crawl space floods, and he also calls the City to come to turn on the pumps. He stated that development is good and that we need it, but the infrastructure has to be in place first.

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

4) 2018-489-RZ, 20278 and 20292 Patterson Avenue

Lot 55 Except Part Dedicated Road on Plan 78633 District Lot 222 Group 1 New Westminster District Plan 35806; and
Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806.

The subject application is to permit the rezoning to allow a future four-storey apartment building with approximately 88 units.

4a) Maple Ridge Zone Amending Bylaw No. 7523-2018

First Reading: January 28, 2020

Second Reading

as amended: May 24, 2022

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

M. Baski, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 32 notices were mailed, and that 2 letters providing concerns and comments were received in response.

The Mayor called for speakers for a first time.

Cal Kaytor stated that 300 emails in opposition have previously been sent to the City. He stated that the traffic is already an issue and adding an additional 150 vehicles would be a huge monstrosity. He stated this should be required to adhere to the original setbacks and stepping with no variances. He also expressed concerns regarding the use of the property for the past few years.

Note: Councillor Svendsen left the meeting at 8:27 p.m. and returned at 8:31 p.m.

Greg Buerk spoke in opposition and advised that he was speaking for other neighbours as well, and expressed concerns regarding impacts on property values, and that due to the change in elevation it would be more like a 5-6 storey building. He stated that this proposal does not meeting the OCP as infill supporting the character of the neighbourhood.

Linda Maroney spoke on behalf of her parents Martin and Carie Fisher, that she had previously submitted a letter in opposition. She advised that there are no other apartments in this area, that all the neighbours are opposed and requested Council to retain the existing character of this neighbourhood. She expressed concerns regarding traffic and safety and stated that these large developments need to be on major corridors not quiet streets.

Brenda Borri spoke in opposition and expressed concerns regarding traffic impacts by adding all of these vehicles and stated that a better means of access and exit needs to be found before going ahead with any development.

The Mayor called for speakers for a second time.

Cal Kaytor expressed concerns regarding the use of the property that the previous owner had permitted and stated that the attempts to densify the Lougheed corridor are flawed.

Glenn Swanson spoke in opposition and expressed concerns regarding traffic impacts, that the area is already congested, that good neighbourhood planning is needed and that the development would result in no morning sun on his property.

Linda Maroney stated that Patterson Avenue residents did not take part in the consultation on the Hammond Area Plan, and that this development would have a major negative impact on this residential area. She asked that Council read all the letters previously submitted, where the residents clearly stated their opposition.

The Mayor called a third and final time for speakers.

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

Note: Councillor Svendsen left the meeting at 8:53 p.m. and returned at 8:55 p.m.

- 5) **2022-159-RZ, 21973 132 Avenue**
Parcel 9 Section 30 Township 12 New Westminster District Plan 66399

The subject application is to enact zoning regulations for property affected by a Land Use Contract as required by the *Local Government Act*.

5a) **Maple Ridge Zone Amending Bylaw No. 7853-2022**

First Reading: May 24, 2022

Second Reading: May 24, 2022

Purpose: To create a new Comprehensive Development Zone, CD-1-22, for the use of Equestrian Facility and Restaurant, and to rezone the property from LUC (Land Use Contract) to CD-1-22 (Comprehensive District).

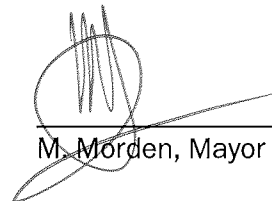
K. Gowan, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 15 notices were mailed, and that no letters were received in response.

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 8:58 p.m.


M. Morden, Mayor

Certified Correct


P. Hlavac-Winsor, Acting Corporate Officer