

City of Maple Ridge

REPORT OF PUBLIC HEARING

July 20, 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 July 20, 2021 at 7:00 p.m.

PRESENT

Elected Officials

Mayor M. Morden

Councillor J. Dueck

Councillor K. Duncan

Councillor C. Meadus

Councillor G. Robson

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

P. Hlavac-Winsor, General Counsel and Executive Director,
Legislative Service

D. Pollock, General Manager Engineering Services

S. Nichols, Corporate Officer

ABSENT

Councillor R. Svendsen

Other Staff as Required

A. Gaunt, Recording Secretary

C. Goddard, Director of Planning

M. Vogel, Computer Specialist

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

Note: Councillor Duncan and Councillor Robson were absent at the start of the meeting.

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 July 27, 2021.

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

- 1) **Item 1 2019-292-RZ, 22904, 22910 and 22922 Dewdney Trunk Road has been withdrawn.**

- 2) **2019-393-RZ, 20786 River Road**
Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152

Maple Ridge Zone Amending Bylaw No. 7614-2020

To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).

The current application is to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing.

The Corporate Officer advised that 33 notices were mailed out in relation to this application and that correspondence opposing or expressing concern with the application was received from Paul & Jill Vanden Brink, Michelle MacLellan, Jim Arnison, Dennis Leibel, Roger & Donna Coulombe, Richard Humphries, Gerald Goumans, Starla De Jong, Todd Hetherington, Mike McKee, Rhona Robertson/Les Jaeb, Gian Scuor, Bob van den Brink, Janice DeArcangelis and Peter & Monica Read.

Note: Councillor Robson entered the meeting electronically at 7:15 p.m.

C. Goddard, Director of Planning gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

Jill Gillespie

Ms. Gillespie spoke opposition to the current proposal and advised that her concerns have been emailed to the developer during a development information meeting. She expressed concern over the ability of the location to support the proposed density and the impact on traffic resulting from an additional 8 homes with one access. Ms. Gillespie outlined concerns pertaining to traffic safety and parking along River Road and felt the application will add to the existing issues of parking, traffic and safety. She asked how emergency services will access the proposed development. She also expressed concern with the height of the proposed buildings, the lack of conformity to form and character of existing single family homes, the proximity to a school and the removal of trees. Ms. Gillespie feels the plans for this development are experimental and are not appropriate for the site.

Mel Gillespie

Mr. Gillespie spoke in opposition of the proposed development. He expressed concern with the concessions the developer is requesting in terms of setbacks, parking and building height and also expressed concern with the negative impact on the trees in the neighbourhood and on the property. Mr. Gillespie does not feel the proposal fits with the neighbourhood, particularly with the height variances requested.

Bryce Wittal

Mr. Wittal stated he and his family moved away from Coquitlam to get away from complexes such as the proposed application. He is not in favour of the application, questioned the proposed density, the removal of trees and the numerous variances requested. He expressed concern that one access point with traffic from the proposed development funneling onto River Road will have a negative impact and create accidents. He did not feel such development can be accomplished without a large number of variances. Mr. Wittal also expressed concern with the ability of fire fighters and first responders being able to easily access the proposed complex.

Julie Wong

Ms. Wong stated she lives across from the proposed development and is opposed to the application. She expressed concern with the size, height and number of units and spoke on the traffic congestion currently on River Road particularly during school drop times. She also expressed concern with the impact on privacy for children attending the school due to balconies overlooking the school yard as well as neighbouring residences. She advised that most children in the neighbourhood walk to school and commented on the safety issue. Ms. Wong commented that other developments in the River Road area are single family and that the type of development proposed should be in other areas where similar such developments already exist. She stated that few improvements have been seen for River Road and requested that Council say not to this type of development.

Note: Councillor Duncan joined the meeting electronically at 7:17 p.m. during Ms. Wong's statement.

Mark Gawehns

Mr. Gawehns is opposed to the application. He quoted Official Community Plan guidelines on scale and massing of a development and did not feel the proposed development matches the guideline in terms of the height variances and variances to borders along property lines. He does not think that 8 units on a property of this size is not feasible on a ½ acre lot. He expressed concern that the proposed development does not meet the standards of the neighbourhood and that other areas designated as high traffic lanes are better suited. He echoed another speaker comments that River Road does not have any such other properties, spoke on the encroachment onto the elementary school and on roof top patio deck overlooking other residences. He reiterated his concern that this proposal is not comparable with the surrounding area.

Sarah Gallagher

Ms. Gallagher is opposed to the application. She echoed the comments of previous speakers. She is against the property being used for this type of density and building height. She expressed concern with the negative impact of additional traffic coming from the proposed development on parking, the neighbourhood school and the safety of children using the only sidewalk available. She questioned where visitors to the proposed complex would park.

The Mayor called for speakers on second call.

Paul Van den Brink

Mr. Van den Brink identified himself as a long time resident of the neighbourhood. He is opposed to the application. He expressed concern with the height of the proposed buildings compared to existing residences and stated that the area is not the proper setting for this type high density development over height buildings and that River Road character and history should be taken into account. He spoke on the negative impact on privacy both on his property and on the school and also expressed concern over the removal of trees.

Bryce Wittal

Mr. Wittal expressed concern with the invasion of privacy of the proposed buildings due to the height of the top decks, particularly the buildings on the south of the property which will look into the playground and windows of the elementary school.

Tom Wallis

Mr. Wallis is strongly opposed to the rezoning of the property. He expressed concern with the exceeding of lot coverage, the requested height variance and the impact on neighbouring house and the incompatibility with recent development in the area and surrounding properties on River Road. He put forward that proposed parking is insufficient, that the proposed development will negatively impact vehicular and pedestrian traffic and questioned where future residents of the complex will park.

Mr. Wallis feels that the proposed development is not supported by existing road infrastructure and will negatively impact the character and quality of life in the neighbourhood.

Mayor Morden called for speakers on third call.

Tom Wallis

Mr. Wallis expressed concern with the notices sent out to property owners residing within 100 metres of the application as he feels it impacts all of the residents on River Road.

Gordon Yui – Applicant Architect - Atelier Pacific Architecture

Mr. Yui provided clarification on the rezoning proposed for the application. He also provided information on the variances being requested. He clarified on layout of the proposed buildings in that each unit is a duplex and spoke on what will be provided in terms of parking.

Paul Van den Brink

Mr. Van den Brink expressed that the proposed development is not merely being built to close to another neighbour rather than the proposal looks like a penthouse with penthouse suite balconies with all units having a perfect view of his property. In that his home is a 1 level house, he is extremely concerned with the invasive nature of the proposal on his home and privacy. He stated that the application is not conforming nor considerate and that a built now and regret later is not an example he wishes to be.

Tom Wallis

Mr. Wallis asked whether any Council members would wish to see such a development beside their house.

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

- 3a) 2018-180-RZ
22083 and 22057 Lougheed Highway**
Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251
Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251
Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251

Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

- 3b) 2018-180-RZ
22083 and 22057 Lougheed Highway**

Maple Ridge Zone Amending Bylaw No. 7481-2018

To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

The current application is to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking.

The Corporate Officer advised that 34 notices were mailed out in relation to this application, that correspondence opposed to or expressing concern with the application was received from Barry Bellamy, Ivan Chow, Julie Lanyon and a resident who wished to remain anonymous and that correspondence in favour of the application was received from Harbir Bhatti.

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

Note: Councillor Yousef left between 7:51p.m. – 7:55 p.m.during the staff presentation.

Note: Councillor Robson left the meeting at 7:52 p.m. during the staff presentation.

The Mayor called for speakers on first call.

Judy Halina

Ms. Halina is opposed to the application. She expressed concern with the impact of the apartment on the surrounding single family rancher dwellings and did not feel landscaping could negate that impact. She did not feel that the increased height of the building in the application would foster a sense of community, welcome and safety for the current residents. She also expressed concern with the increased traffic on the residential streets and on the loose of sunlight on surrounding yards due to the width of the proposed building. She put forward that residents of the single family homes in the area feel they are being crowded out and no longer feel safe or included.

The Mayor called for speakers on second call. He called for speakers on third call.

Wayne Bissky – Applicant Representative

Mr. Bissky spoke on the unaffordability of single family homes in the current market. He expressed that developments such as the proposed building will allow those who cannot afford single family homes to get into the housing market.

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

4) 2021-198-RZ

The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the *Local Government Act*.

The Planner gave a detailed description of the regulatory process which local governments must follow and highlighted changes to the *Local Government Act* which terminate existing Land Use Contracts and rezone properties in accordance with Maple Ridge Zoning Bylaw No. 7600-2019.

K. Gowan, Planner gave a detailed description providing information on the applications.

4a) 2021-198-RZ

**Maple Ridge Zone Amending Bylaw No. 7708-2021
11670/11690 243 Street**

Lot 17 Section 15 Township 12 New Westminster District Plan 1973

To rezone from Land Use Contract to A-1 (Small Holding Agricultural).

The Corporate Officer advised that 19 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers on first, second and third calls.

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

4b) 2021-198-RZ

**Maple Ridge Zone Amending Bylaw No. 7741-2021
12170 222 Street**

District Lot 399 Group 1 New Westminster District Strata Plan NWS612

To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

The Corporate Officer advised that 401 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers on first, second and third calls.

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

- 4c) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7742-2021
22509 Royal Crescent and 11760 225 Street
Lot 14 District Lot 401 Group 1 New Westminster District Plan 4769
Lot 15 District Lot 401 Group 1 New Westminster District Plan 4769

To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

The Corporate Officer advised that 233 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.

- 4d) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7743-2021
11742 225 Street
Lot 58 Except: Part Shown on Plan 63699; District Lot 401 Group Lot 1 New
Westminster District Plan 48518

To rezone from Land Use Contract to CD-1-00 (Comprehensive District).

The Corporate Officer advised that 309 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers on first, second and third calls.

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

- 4e) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7744-2021

To create the Comprehensive Development zone of CD-1-21 (Medium Density Rental Apartment Residential).

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

The Mayor called for speakers on first, second and third calls.

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

- 4f) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7745-2021
12128 222 Street
Lot "B" (N51402) District Lot 399 Group 1 New Westminster District Plan 9669

To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).

The Corporate Officer advised that 311 notices were mailed out in relation to this application and that correspondence in opposition to the application was received from Ron and Harvinder Sangha on this item.

The Mayor called for speakers on first call.

Ron Sangha

Mr. Sangha identified himself as owner of property at 12128 222 Street, He is opposed to the new proposed CD-1-21 zoning created for two properties as it doesn't appear to align with his property setbacks and therefore his site will become nonconforming. He advised on zoning of other properties in the area and expressed concern with the new CS-1-21 zoning on his property. Mr. Sangha asked for the same RM-2 zoning as other properties in the vicinity.

The Mayor called for speakers on second and third call.

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

- 4g) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7746-2021
12184 - 12190 224 Street
Lot 326 Section 20 Township 12 New Westminster District Plan 52376 Except Part Dedicated Park on Plan LMP21095

To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).

The Mayor called for speakers on first, second and third call.

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

- 4h) 2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7751-2021
North/East of 12184-12190 224 Street
Section 20 Township 12 New Westminster District Plan LMP21095

To rezone from Land Use Contract to P-1 (Park and School).

The Mayor called for speakers on second and third call.

The Corporate Officer advised that 784 notices were mailed out in relation to Applications 4g) and 4h) and that no correspondence was received on this item.

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.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer