

City of Maple Ridge

REPORT OF PUBLIC HEARING

September 21, 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 September 21, 2021 at 7:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

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 J. Dueck

Other Staff as Required

A. Gaunt, Recording Secretary
C. Goddard, Director of Planning
A. Grochowich, Planner
M. Vogel, Computer Specialist

Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Meadus, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers. Councillor Duncan and Councillor Robson were not in attendance 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 September 28, 2021.

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

- 1) **2017-242-RZ**
Home Occupation: Commercial Vehicle Amendment

Maple Ridge Zone Amending Bylaw No. 7769-2021

Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

Note: Councillor Duncan joined the meeting at 7:03 p.m. during the staff presentation.

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

The Mayor called for speakers on first and second call.

The Corporate Officer advised that as the application is a text amendment no notices mailed out in relation to this application.

The Mayor called for speakers on third call.

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

- 2) **2019-341-RZ, 12162, 12170 and 12178 Fletcher Street**
Lot 9 Except: The South 52.5 Feet Section 20 Township 12 New Westminster District Plan 11845
South Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845
North Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845

Maple Ridge Zone Amending Bylaw No. 7587-2019

To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone. The current application is to permit the future construction of fifteen dwelling units.

Note: Councillor Robson joined the meeting at 7:06 p.m.

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

The Corporate Officer advised that 70 notices were mailed out in relation to this application and that one piece of correspondence expressing concern with the application was received from Ivan Chow.

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

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

- 3a) **2019-427-RZ**
20690 Loughheed Highway
Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217

Maple Ridge Zone Amending Bylaw No. 7609-2020

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial).

- 3b) **Maple Ridge Zone Amending Bylaw No. 7776-2021**

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 333.5 metres.

The current application is to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above, and to permit a non-medical cannabis retail store to be located in an existing commercial building.

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

The Corporate Officer advised that 124 notices were mailed out in relation to this application and no correspondence was received on this item.

The Mayor called for speakers on first call.

Heather MacKenzie

Ms. MacKenzie spoke in opposition to the application. She identified herself as a resident of the townhouse complex to the south of the proposed building. She spoke on increased noise, traffic and negative behaviour by patrons of the existing business since a change in a liquor license and expressed concern with the move of a liquor store closer to the residential area, the increase in traffic and people accessing the building. She feels that having a cannabis store, a liquor store and a night club in that location is not appropriate for a residential area and will be a detriment to the peace and quiet of the neighbourhood. She also expressed concern with the close proximity of the loading zone of the proposed building to the townhouse complex.

The Mayor called for speakers on second call.

The Mayor called for speakers on third call.

Joe Tarnowski – Application Owner and Developer

Mr. Tarnowski provided clarification on points of concern raised by the previous speaker. He confirmed that the site is zoned commercial and stated that the existing business is not a night club but a restaurant and advised that security is employed to ensure peace and quiet for the residential neighbours. Mr. Tarnowski spoke on the history of the property and outlined what has been done to clean up the site. He did not feel that the project will increase traffic or disturb the peace of the neighbourhood. He expressed that homeowners purchasing residences next to commercial property and a major highway cannot have the same expectations of quiet as other residential areas, however, he reiterated that the property owners wish to have peace afforded to residents and do not wish to cause problems for the residential area.

Councillor Duncan requested clarification from the Chair and staff as to whether it is appropriate for developers to answer questions during a Public Hearing.

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

Note: Item 5 was dealt with prior to Item 4

- 4) **2021-257-RZ, 110 – 20110 Lougheed Highway**
Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469

Maple Ridge Zone Amending Bylaw No. 7775-2021

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres.

The current application is to permit a proposed non-medical cannabis retail store.

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

The Corporate Officer advised that 59 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from Jimmy Tham and 1 other Maple Ridge resident on this item.

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

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

- 5) **2020-403-RZ**
12077 and 12079 240 Street
Lot 2 Section 21 Township 12 New Westminster District Plan 18013
Lot 3 Section 21 Township 12 New Westminster District Plan 18013

Maple Ridge Zone Amending Bylaw No. 7695-2020

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

The current application is to permit a future development of four lots for the future construction of single-family residential dwellings.

The Corporate Officer advised that 30 notices were mailed out in relation to this application and that no correspondence was received on this item.

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

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

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 7:31 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer