



City of Maple Ridge
11995 Haney Place
Maple Ridge
V2X 6A9
September 25, 2025

22551 Brown Avenue

2023-018-RZ



Attn: Daniel Rajasooriar, Planner II

The property developer at Quorus Properties hosted a Development Information Meeting for the rezoning and development applications for a project on Brown Avenue on September 23, 2025. The application (2023-018-RZ) proposes to rezone the property at 22551 Brown Avenue from RS-1/RT-1 to a RM-3 zone (medium/high density apartment residential) to construct a 6 storey apartment building with 53 market strata dwelling units.

The purpose of this development information meeting was to provide an opportunity to nearby residents and members of the community to learn about this residential building and provide feedback on the design. The development information meeting was held on September

23, 2025 in the Alouette room at the Maple Ridge Public library, in accordance with the city of Maple Ridge Council Policy 6.2. Multiple methods were used to notify the community of the development information meeting, as outlined by the city of Maple Ridge Policy 6.2. There were two development signs placed on the development site, including one facing Brown Avenue and another facing Edge Street (refer to appendix D). A notification advertisement was published in a local newspaper Maple Ridge Pitt Meadows (refer to appendix D) and ran for two consecutive weeks on Friday September, 12, 2025 and Friday September, 19, 2025 prior to the meeting date. Lastly, notification invitation letters were sent to all residents within a 100 meter radius of the site using mail-out labels provided by the City of Maple Ridge staff (refer to appendix D)

Information presented at the meeting included an overview of the following:

- 1- Relevant Official Community Plans such as the town centre area plan, town centre development permit area guidelines for north view precinct, town centre general development permit area guidelines, and multi family development permit area guidelines
- 2- Relevant Zoning Bylaws for RM-3 Zones, transit orientated areas, and off street parking and loading bylaws
- 3- Site location map, an aerial photo, and OCP/Zoning map
- 4- Main plans such as architectural plans, proposed landscape plans, and proposed civil plans
- 5- Supporting Reports such as existing tree and topographic survey, subdivision plan, arborist report, proposed tree management plan, geotechnical report, town centre development permit area guidelines checklist for north view precinct, general town centre development permit area guidelines checklist, and multi-family development permit area guidelines checklist.

Collectively this information presented at the meeting allowed participants to gain knowledge and a well endowed understanding of the proposed project on site. It allowed them to understand how it will be developed on the site, how it incorporates to nearby buildings without altering form and character, what ways the community benefits, and overall neighbourhood integration.

Section 1: Summary notes or minutes from the meeting

Four people attended the meeting with three signing the sign-in sheet (refer to appendix A) and three submitting comment sheets (refer to appendix B). One attendee was from [REDACTED] [REDACTED] Maple Ridge, the second attendee was from [REDACTED] [REDACTED] Maple Ridge, and lastly two attendees were from the building at [REDACTED] [REDACTED] Maple Ridge. Participant feedback varied amongst the 4 residents which related to multi-use pathways, site cleanliness,

construction noise, and general development questions. All attendees appreciated the large children's play area, landscape design for the project, and the modern style of the building. In conclusion, the attendees all supported the development positively and appreciated the honest dialogue between Quorus Properties representatives and themselves.

Section 2: Analysis of the comments sheets

Three out of four attendees filled out comment sheets at the development information meeting to provide feedback. Two attendees were fully supportive of the development, one was somewhat supportive, whilst the last attendee only had questions and did not submit a comment sheet.

The first attendee who came lives at [REDACTED] Maple Ridge. She was somewhat supportive for the development and her main concern was the noise that would endure during the construction process. We did try to address her other questions as best as we could which satisfied her concerns (refer to appendix B)

The second attendee who came lives at [REDACTED] Maple Ridge. She was fully supportive for the development at this site and her main concern was the multi-use pathway. Her concern was that there needs to be dedicated dividers or signage on the multi-use pathway so that pedestrians and bicyclists can be separated from one another. This would allow for a safer multi-use pathway amongst all who use it. She did appreciate the adequate long and short term bicycle parking on site (refer to appendix B).

The third attendee owns the property at [REDACTED] Maple Ridge. He did not submit a comment sheet and came to observe the development proposal. His main questions were relating to his own property which he either deems to put up for sale or perhaps develop.

The last attendee lives at [REDACTED] Maple Ridge. He was also fully supportive of the development proposal at this site. His main concern was that he wished for the property to be cleared of all trees and site levelled since the homes were already demolished early this year (refer to appendix B).

Section 3: Summary on how the issues and concerns identified from the Development Information Meeting will be addressed in the project

Upon discussing, listening, and receiving input from the attendees we can summarize the meeting concerns as follows. Firstly, the noise is a causation to all construction and is unavoidable in all municipalities where development occurs. We will definitely stick within the

construction time allocated for weekdays and Saturdays as outlined by the city for normal working hours. Second, was the multi-use pathway which we discussed in detail with the attendee. We informed them as we are simply dedicating the necessary part of the road it needs to align with the city implemented future use. The neighbouring apartment on the east side just completed construction earlier this year in 2025. The multi-use pathway will continue from that property, westward along Brown Avenue until Edge Street. Lastly, the attendee was concerned with unhealthy trees and removal of the trees on site. We let them know that the city would not issue a tree cutting permit until further into the building permit process. He was concerned with the clearing of trees and levelling of the site which we informed him will happen simultaneously with one another once the city has issued tree cutting permits as all trees will be removed prior to excavation.

There was no correspondence nor email inquires about the development proposal sent in such circumstances no appendix C was submitted.

Appendix A

SIGN-IN SHEET

Development Information Meeting
Application 2023-018-RZ
22551 Brown Avenue

Tuesday, September 23, 2025, from 5:00 to 7:00 PM
Alouette Room in Maple Ridge Public Library
130 – 22470 Dewdney Trunk Road, Maple Ridge, BC

Name	Address
[Redacted]	

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

Appendix B

COMMENT SHEET

Development Information Meeting
Application 2023-018-RZ
22551 Brown Avenue

Tuesday, September 23, 2025, from 5:00 to 7:00 PM
Alouette Room in Maple Ridge Public Library

Name:

Address:

Phone:



Please take a moment to answer the questions below and return this sheet to a representative at the meeting.

1. With respect to the proposal to rezone the subject property, from RS-1 (Single Detached Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to RM-3 (Medium/High Density Apartment Residential), to construct a 6-storey apartment building with 53 market strata dwelling units, are you? **(circle below)**

A	<u>B</u>	C	D	E
Supportive	Somewhat Supportive	Neutral	Somewhat Opposed	Opposed

2. Do you have any additional comments, such as specific aspects you like or dislike? **(write below)**

I don't really want to be living w/ construction but the people running the show seem honest, and ~~answered~~ answered all my questions. I am satisfied.

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A	B	C	D	E
Supportive	Somewhat Supportive	Neutral	Somewhat Opposed	Opposed

- 2. Do you have any additional comments, such as specific aspects you like or dislike? (write below)

Don't like: Brown Ave. is going to be very dense, with mid- and highrise apartment buildings appearing in the coming years. The City should ensure that pedestrians do not need to share a multi-use path with people on bikes, e-bikes, e-scooters and other micromobility modes. We need separated sidewalks and sufficiently wide bike lanes, with adequate sightlines at entrances/exits to underground parking, and at intersections. ^{uni-directional!} So please no multi-use path, but sidewalks and bike lanes.

Like: I'm happy to see adequate ~~for~~ long- and short-term bicycle parking

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- | | | | | |
|------------|---------------------|---------|------------------|---------|
| A | B | C | D | E |
| Supportive | Somewhat Supportive | Neutral | Somewhat Opposed | Opposed |

2. Do you have any additional comments, such as specific aspects you like or dislike? **(write below)**

• clear and level the build site ASAP... it is a large puddle in damp weather and the large trees on the lane are not healthy.

• very nice design. I look forward to having this as a neighbour.

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Appendix D

Sign on Edge Street



Appendix D

Sign on Brown Avenue



Appendix D

Notification Advertisement

NOTICE OF DEVELOPMENT INFORMATION MEETING

You are invited to attend a **Development Information Meeting** regarding rezoning application 2023-018-RZ and Development Permit application 2023-018-DP in relation to the property located at 22551 Brown Avenue.

DATE:
Tuesday, September 23, 2025

TIME:
5:00 to 7:00 PM

LOCATION:
Alouette Room in
Maple Ridge Public Library
130 – 22470 Dewdney Trunk Road
Maple Ridge, BC



The purpose of the applications is to rezone the subject property, from RS-1 (Single Detached Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to RM-3 (Medium/High Density Apartment Residential), to construct a 6-storey apartment building with 53 market strata dwelling units.

The intent of the meeting is for the applicant and project team to share details about the proposed development, seek input from area residents, and address any questions prior to proceeding to Council for further consideration.

Please join us. Your thoughts are important to us. If you are unable to attend the meeting and would like information regarding the proposal, please contact Quorus Properties Ltd. at quorusproperties@gmail.com or the City of Maple Ridge's Planning Department at 604-467-7341 or planning@mapleridge.ca.

Appendix D

Notification Letter

Dear Neighbour,

You are invited to attend a Development Information Meeting regarding rezoning application 2023-018-RZ and Development Permit application 2023-018-DP in relation to the property located at 22551 Brown Avenue.

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Regards,

Quorus Properties Ltd.