



## REPORT OF PUBLIC HEARING

November 18, 2025, 7:00 p.m.  
Council Chambers  
City Hall, 11995 Haney Place

**Council Present:** Mayor D. Ruimy  
Councillor K. Carreras  
Councillor O. Dozie

Councillor J. Dueck  
Councillor S. Schiller  
Councillor J. Tan (Virtual)

**Absent** Councillor A. Yousef

**Staff Present:** W. Oleschak, Director of City Operations,  
Acting Chief Operating Officer  
C. Howes, Deputy Corporate Officer  
C. Bevacqua, Clerk 3  
M. Adams, Director of Bylaw, Licensing &  
Community Safety  
A. Grochowich, Manager of Community  
Planning  
H. Nadvi, Deputy Director of Planning &  
Building  
J. Stiver, Director of Planning & Building

S. Labonne, Deputy Chief Administrative Officer  
L. Khoo, Planner 3  
D. Rajasooriar, Planner 2  
A. Slater-Kinghorn, Planner 1  
E. Saro, Planner 1  
S. Matsui, Associate Manager of Bylaw, Licensing &  
Community Safety  
K. Marosevich, Manager of Bylaw, Licensing &  
Community Safety  
M. Halpin, Manager of Transportation  
D. Purcell-Chung, Manager of Development and  
Environmental Services

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*Councillor Tan attended the meeting virtually*

**1. CALL TO ORDER – 7:00 pm**

The Mayor called the meeting to order and provided the territory acknowledgment.

**2. BUSINESS**

**2.1 2017-462-RZ, 22576, 22588, and 22596 Brown Avenue, C-3 and RS-1 to CD-1-18**

**Legal Description:**

Lot A (BG438564) Section 20 Township 12 New Westminster District Plan 9687,  
Lot 5 Section 20 Township 12 New Westminster District Plan 9687, and  
Lot 7 Section 20 Township 12 New Westminster District Plan 9446

*Maple Ridge Zone Amending Bylaw No. 7435-2018*

**First Reading:** June 12, 2018

**Second Reading:** October 14, 2025

**Purpose:** To allow for the future construction of a 35-storey apartment building with 252 market strata dwelling units.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper and (129) notices were mailed out and (1) piece of correspondence was received in relation to this application.

The Planner 2 gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

J. Wright, HUB Cycling representative and resident, spoke to the application and noted:

- Brown Avenue's role within the downtown density framework and its function as part of the City's primary cycling route.
- Concern that the proposed multi-use paths are not appropriate for this corridor; emphasized the need for safe, separated cycling infrastructure suitable for all ages and abilities.
- The importance of applying developer financial contributions wisely at project outset to deliver the correct cycling infrastructure as the area develops.

L. Kingston, resident, spoke about concerns of lack of bike parking spaces in a transit/active transportation hub, and that more long-term bike spaces should be provided.

D. Henry, resident, spoke about concerns of the Fire Department's ability to fight a fire in a 35-storey building and asked whether they have the correct equipment and training and what are the costs associated with this.

C. Grayson, Maple Ridge Climate Hub representative and resident, spoke to the application and expressed the following:

- Concern regarding the climate impacts associated with a large concrete building.
- Questioned the rationale for a high supply of automobile parking stalls at a location identified as a transit/active transportation hub and suggested increasing the provision of secure, long-term bicycle parking.
- Raised safety and capacity concerns with the proposed multi-use path, stating it would be inadequate for anticipated resident volumes and that separated cycling infrastructure is required.
- Requested that Council and staff consider a courtyard-centred design model and its potential benefits.

G. Lyons, resident, spoke to the application and expressed the following:

- Concern with the proposed location of a building of this scale; suggested it would be more appropriate on a major corridor rather than in the town centre.
- Questions regarding the Fire Department's capacity to respond to a 35-storey high-rise, including whether appropriate equipment and training are in place and what costs would be associated with meeting those requirements.

C. Spears, resident, spoke in support of the application and stated:

- Project is appropriately located in the transit-rich downtown core and demonstrates the value of concentrating growth in the town centre.
- Brown Avenue should have safe, separate infrastructure for bicycles and pedestrians rather than shared multi-use paths.
- Believes additional bicycle parking beyond what is proposed are required.
- Council should make space downtown for projects of this type and prioritize adding more residential density where services already exist to serve the community.
- Commended the design of the rooftop observation/amenity space for enabling residents to enjoy the community's views.

The Mayor called for second round of public input.

The Mayor called for a third round of public input.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

## **2.2 2022-165-RZ, 13872 and 13894 Silver Valley Road, RS-3 to R-4**

### **Legal Description:**

Lot 16 Section 33 Township 12 New Westminster District Plan 27891, and  
Lot 17 Section 33 Township 12 New Westminster District Plan 27891

*Maple Ridge Official Community Plan Amending Bylaw No. 8078-2025*

**First Reading:** October 28, 2025

**Second Reading:** October 28, 2025

**Purpose:** To adjust the boundaries for the Eco Clusters, Low Density Urban, Open Space, and Conservation designations on the subject properties.

*Maple Ridge Zone Amending Bylaw No. 7893-2022*

**First Reading:** October 25, 2022

**Second Reading:** October 28, 2025

**Purpose:** To rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-4 (Single Detached (Infill) Urban Residential) to allow for a future subdivision creating 12 R-4 lots.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper and 22 notices were mailed out and 0 pieces of correspondence was received in relation to this application.

The Planner 2 gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

K. Carson, resident, spoke against the application with concerns with environmental impact, increased traffic, and lack of community vision.

D. Froese, resident, spoke in favour of the application as the City requires more housing, allowing young families to live in Maple Ridge, congratulated staff on a job well done by adding eco clusters and walking paths to the area.

S. Pavitt, resident spoke against this application with concerns about traffic, would like to see infrastructure and schools can be built in area before more housing is approved.

The Mayor called for second round of public input.

K. Carson, resident, spoke against the application with further concerns with environmental impact, increased traffic, and lack of community vision.

The Mayor called for a third round of public input.

K. Carson, resident, spoke against the application with further concerns with environmental impact, increased traffic, and lack of community vision.

S. Pavitt, resident, spoke with further traffic congestion and a safe way to exit the neighbourhood in an emergency.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

### **2.3 2023-018-RZ, 22551 Brown Avenue, RS-1 and RT-1 to RM-3**

**Legal Description:** Lot A Section 20 Township 12 New Westminster District Plan EPP143330

*Maple Ridge Zone Amending Bylaw No.7913-2023*

**First Reading:** March 28, 2023

**Second Reading:** November 4, 2025

**Purpose:** 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 allow for the future construction of a 6-storey apartment building with 53 market strata dwelling units.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper and 310 notices were mailed out and 1 piece of correspondence was received in relation to this application.

The Planner 2 gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

L. Kingston, Hub Cycling representative and resident, expressed they are pleased to see the amount of bike parking proposed and urged Council to ensure Brown Avenue is a AAA cycling route with separate infrastructure for bicycles, pedestrians, and cars.

J. Wright, HUB Cycling representative and resident, spoke to the application and noted:

- Content with the application's proposed bike parking.
- Emphasized the need for safe, separated cycling infrastructure suitable for all ages and abilities.
- The importance of applying developer financial contributions wisely at project outset to deliver the correct cycling infrastructure as the area develops.

The Mayor called for second round of public input.

The Mayor called for a third round of public input.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

## **2.4 2025 Official Community Plan Housing Update**

Maple Ridge Official Community Plan Amending Bylaw No. 8073-2025

**First Reading:** September 16, 2025

**Second Reading:** November 4, 2025

**Purpose:** Updates to Chapters 1, 2 and 3 of the Official Community Plan to align with the Province's Local Government Housing Framework and new housing legislation introduced since the Fall of 2023. These amendments integrate the findings from the City's interim 2024 Housing Needs Report and initiatives from the 2024 Proposed Housing Action Plan.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper. Notice mailouts were not required as per the Local Government Act section 466 (7), 0 pieces of correspondence was received in relation to this application.

The Planner 3 gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

The Mayor called for second round of public input.

The Mayor called for a third round of public input.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

## **2.5 Hammond Area Plan Update**

Maple Ridge Official Community Plan Amending Bylaw No. 8057-2025

**First Reading:** September 16, 2025

**Second Reading:** November 4, 2025

**Purpose:** General housekeeping and updates to development related policies to implement recent legislative changes by the Province. Changes which include as-of-right housing densities in single-detached and duplex-zoned properties and transit-oriented development enabled by the Local Government Act.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper. Notice mailouts were not required as per the Local Government Act section 466 (7), 1 piece of correspondence was received in relation to this application.

The Planner 1, A. Slater-Kinghorn gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

D. Henry, HUB Cycling representative and resident, spoke to the transit aspect of the area plan and noted:

- The area plan includes important cycling routes that connect users to transit and neighbouring communities. That all primary bike lanes in the City should meet All-Ages-and-Abilities (AAA) standards and requested that this corridor be prioritized accordingly.
- Proposed door-zone bike lanes are not appropriate for all ages and abilities and reduce user comfort.
- Urged staff to work with Destination BC and relevant partners to incorporate “Experience the Fraser” and similar events and attractions into the Hammond Area Plan.

The Mayor called for second round of public input.

The Mayor called for a third round of public input.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

## **2.6 Silver Valley Area Plan Update**

Maple Ridge Official Community Plan Amending Bylaw No. 8061-2025

**First Reading:** September 16, 2025

**Second Reading:** November 4, 2025

**Purpose:** General housekeeping and updates to development related policies and to implement recent legislative changes by the Province, which include as-of-right housing densities in single-detached and duplex-zoned properties enabled by the Local Government Act.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper. Notice mailouts were not required as per the Local Government Act section 466 (7), no correspondence was received in relation to this application.

The Planner 1, A. Slater-Kinghorn, gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

The Mayor called for second round of public input.

The Mayor called for a third round of public input.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

## 2.7 Town Centre Area Plan Update

Maple Ridge Official Community Plan Amending Bylaw No. 8060-2025

**First Reading:** September 16, 2025

**Second Reading:** November 4, 2025

Purpose: General housekeeping and updates to development related policies and to implement recent legislative changes by the Province, which include as-of-right housing densities in single-detached and duplex-zoned properties and transit-oriented development enabled by the Local Government Act.

The statutory requirements have been met for this public hearing, with notices posted in the November 7, 2025, and November 14, 2025, editions of the local newspaper. Notice mailouts were not required as per the Local Government Act section 466 (7), 1 piece of correspondence was received in relation to this application.

The Planner 1, E. Saro, gave a detailed presentation providing information on the application.

The Mayor called for first round of public input.

J. Wright, HUB Cycling representative and resident, spoke to the application and noted:

- The City's Climate Action Plan targets AAA (All-Ages-and-Abilities) cycling routes within the next 10 years; significant work remains, and AAA routes are essential to connect residents to transit within this area plan.
- Urged staff to retrofit streets in the Town Centre Area to a complete-streets design for the safety and convenience of all users—drivers, cyclists, pedestrians, and people using mobility devices.
- Requested that cycling streets removed in the 2023 Transportation Plan be reinstated in this area plan, noting that active transportation routes should be added, not removed.
- Requested wording in the area plan to emphasize active transportation.
- Stated that, without safe cycling infrastructure, people are more likely to drive even for short trips.
- We need to work on decreasing the congesting getting in and around our City.

C. Acuna, HUB Cycling representative (Metro Vancouver) and North Vancouver resident, appeared via Zoom and stated:

- Thanked the Mayor, Council, and staff for prioritizing active transportation in new developments and within the area plan.
- Noted that prioritizing active transportation can reduce vehicle congestion and strengthen community connections.

- Urged Council to prioritize separated bike lanes—rather than multi-use paths—in dense areas such as the Town Centre.
- Observed that cities that have densified and invested in active transportation typically see increased uptake, particularly among commuters.

The Mayor called for second round of public input.

The Mayor called for a third round of public input.

There being no further comment, the Mayor declared the Public Hearing on this item closed.

**3. ADJOURNMENT – 8:44 pm**

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D. Ruimy, Mayor

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C. Howes, Deputy Corporate Officer

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