

Development Information Meeting Summary – April 8, 2025

Application: 2024-228-RZ

Location: 12011 223rd Street, Maple Ridge

The applicant team held a Development Information Meeting (DIM) on April 8, 2025, from 5:00 PM to 7:00 PM at the Maple Ridge Library. The meeting was attended by approximately 22 individuals with most participants departing by 5:45 PM. Three representatives were present on behalf of the applicant .

Of the attendees, 21 were immediate neighbours, specifically from ERA Phase 1 at 22255 Dewdney Trunk Road. One attendee was from outside the immediate area.

Key Comments and Concerns Raised:

1. Strata Separation and Parkade Connectivity:

Residents of ERA Phase 1 expressed concern about potential physical or financial connections between their strata and the proposed development. Specifically, they sought reassurance that there would be no shared access to the underground parkade and no impact on their strata fees. The applicant team confirmed that ERA Phase 2 will be a completely separate development, with no parkade connection and no shared costs or strata obligations.

2. Parking and Traffic Congestion:

Both immediate neighbours and the attendee from outside the area raised concerns regarding traffic impacts and parking availability. In response, the applicant team noted that the project includes 132 parking stalls for 120 residential units, along with designated commercial and visitor parking. The team also referenced the Transportation Impact Assessment (TIA), confirming that a traffic engineer has assessed potential impacts and identifying mitigation strategies.

Additional Notes:

- The majority of attendees did not sign the attendance sheet; a copy of the sign-in sheet is attached.
- No feedback forms were submitted, although copies were available at the event. An example feedback form is attached for reference.
- No emails or written comments have been received to date regarding this application.

Notice of Development Information Meeting

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TIME: 5:00pm - 7:00pm

LOCATION AND ADDRESS:

Fraser Room at the Maple Ridge Library
130-22470 Dewdney Trunk Road, Maple Ridge



The purpose of the application is to develop 12011 223rd Street into a mixed-use 6-storey building with 120 rental units and commercial use at grade on the south portion of the lot (ERA PHASE 2). The intent of the meeting is to seek input from the area residents on the proposed amendments and address any questions which may arise.

Please join us. Your thoughts are important to us. If you are unable attend the meeting and would like information regarding the proposal, please contact 604-291-2660 and/or info@dikeakos.com or the City of Maple Ridge Planning Department, at 604-467-7341.



Parker gets some help from a volunteer in picking out a suit. (Neil Corbett/The News)



Wilfe Leung with fellow Plea Community Services event organizers Paige Dong (left) and Kristine Aquino. (Neil Corbett/The News)



ANNUAL WATERMAIN CLEANING

The City of Maple Ridge will be continuing our annual watermain flushing/cleaning program

Beginning March 24, 2025 for approximately (4) weeks.

ROUTINE FLUSHING AREAS From 223 St. to 232 St. between the Fraser River boundary and 141 Ave.

This maintenance work will improve water quality; however, during this cleaning process some residents could experience water pressure drops and milky or dirty water.

Please take the following steps to correct the problem:

- MILKY WATER:** Open tap slightly to bleed air from the water lines.
- DIRTY WATER:** Turn an outside tap on until the water becomes clear.

This temporary interruption in service will be as brief as possible. Your understanding and cooperation is appreciated.

If you have any questions or concerns please call Public Works at 604-463-9581.

MapleRidge.ca/Waterworks

11995 Haney Place, Maple Ridge BC V2X 6A9

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Puttin' on the Glitz gets grads ready to celebrate

Neil Corbett

School's out for spring break, but the spacious rotunda at Thomas Haney Secondary was bustling Tuesday, with teens in suits and prom dresses looking over racks of formal clothes, trying on dress shoes, and sorting through ties, jewelry, belts, and accessories.

Volunteers helped them get the right "fit," then applied makeup, styled their hair, and took formal grad photos with cap and gown.

Every girl The News spoke with loved her new dress they'd picked out that morning at Puttin' on the Glitz.

The annual event is organized by Plea Community Services, in partnership with the School District #42, and the Kiwanis service club that came on board this year. They ensure every high school graduate has formal attire for their big day.

The event provided an impressive selection for the teens, and everything looked like new – some still in their packages.

"I didn't think there would be this many dresses," said Destiny, who chose a long, red gown she fell in love with,

and was still working on picking out shoes and accessories.

Dawn Beavon was a volunteer seamstress working on Destiny's new dress, and it was her first year working with the charity group.

More online

Check out video and more photos
MAPLERIDGENEWS.COM

"The last time I was involved, I was getting my dress," said Beavon, recalling that about 20 years ago local kids had to drive to Vancouver, because this service wasn't offered here yet.

Beavon was impressed with her hometown for Puttin' on the Glitz.

"It's phenomenal, I love it – the number of dresses of every colour," she enthused.

There were also a lot of finishing touches, and at an accessory table, Faith was pulling on some elegant long gloves, that a volunteer

helper told her looked great with her dress.

One of the event organizers with Plea, Wilf Leung, had been at the first local Puttin' on the Glitz, 15 years ago.

"It started as a small event with 20 students, and this year we've had more than 50 register," he said, noting there were hundreds of dresses donated, and racks of men's suits and clothing available.

About 25 volunteers were there for the day, helping the teens find the look they wanted.

"The smiles make it all worthwhile," Leung said. "And there's the parents and the support people smiling and crying." Everything is free of charge.

They are welcome to keep it afterwards, or can donate it back to the cause.

"It's a great community event where everyone comes together," said Leung. "And every kid deserves a landmark moment like graduation."



Cathedrals of Fire exhibit on display in church

Arts in brief

Local artist W.L. Seaton will present the show *Cathedrals of Fire* this week at St. George Church in Maple Ridge.

The show started Wednesday, and was set to remain open to the public daily through Saturday, March 29, from 11 a.m. to 3 p.m., with the artist in attendance. Winston Seaton, 84, said the show is about historic cathedrals that have caught fire, including St. Paul's in London, and Notre Dame in Paris. St. George is at 23500 Dewdney Trunk Rd.

Art Gallery looking for artists

Pitt Meadows Art Gallery is inviting artists to submit an expression of interest for a fall exhibition.

The gallery welcomes all mediums including visual arts, sculpture, photography and more. All the artwork in this exhibit will showcase the beauty of Grabenhorst Garden, which is set to open in the summer of 2025.

The gallery is seeking artists who are interested in this unique opportunity, which is an inside



Raagaverse is playing The ACT in Maple Ridge this weekend. (Special to The News)

peek at the five-acre garden before it's open to the public, to capture images, create and submit pieces of artwork for the exhibition that will run from Sept. 6 to Oct. 19.

Deadline for an expression of interest is midnight on Monday, March 31 via email at: pmag@pittmeadows.ca.

Indo-Jazz fusion band

The Listening Lounge at The ACT will host Juno-nominated Raagaverse, with its celebrated fusion of classical Indian music with jazz, on Friday, March 28.

The Vancouver-based quartet has received attention and appreciation from Canada's music scene since they formed in 2022.

Raagaverse is spearheaded by Shruti Ramani (vocals) with the award-winning Jodi Proznick (bass), Noah Franche-Nolan (piano), and Nicholas Bracewell (drums). Raagaverse's music melds ancient Hindustani melodies with dynamic jazz harmonies.

Classic rock tribute band

The music of iconic band Creedence Clearwater Revival (CCR)

is coming to The ACT on Saturday, March 29, with the tribute band Completely Creedence.

Completely Creedence Band is a group of talented musicians who share a deep passion for the music of CCR, and love to bring the legendary sounds to life and entertain audiences with their energetic performances.

The Band features Jamie Robertson on vocals and rhythm guitar, Murray Atkinson on guitar and backing vocals, Lance Lapointe on bass guitar and backing vocals, and Grant Baird on drums and backing vocals.



Completely Creedence is coming to The ACT on Saturday. (Special to The News)



Cathedrals of Fire is at St. George's church this week. (Special to The News)

The two-hour show starts at 7:30 p.m. Ticket and info. at theactmapleridge.org.

Last Sunday for Chamber Music Series

The end of this season's Sunday Chamber Music Series will see the Grand Finale of the Maestros at The ACT on Sunday, March 30.

The series invites new listeners and aficionados alike to experience the rich world and intimate musical conversations of classical chamber music, performed at the highest levels.

The 90-minute show starts at 3 p.m. in the Mainstage Theatre. Ticket and info. at theactmapleridge.org.

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Please join us. Your thoughts are important to us. If you are unable attend the meeting and would like information regarding the proposal, please contact 604-291-2660 and/or info@dikeakos.com or the City of Maple Ridge Planning Department, at 604-467-7341.

Carrier of the Week

Sebastian A.

receives 1 medium pizza for continuous great service to our readers.

LOCATION
22441 Dewdney Trunk Rd, Maple Ridge
604-310-0001
www.panago.com

THANK YOU FOR RECYCLING THIS NEWSPAPER.

Development Information Meeting

March 13, 2025
2024-228-RZ

Development Information Meeting for Proposed Development at 12011 223rd Street

Dear Neighbour,

You are invited to attend a Development Information Meeting to review and discuss the proposed development at 12011 223rd Street, Maple Ridge. The intent of this public meeting is to seek input from the area residents on the proposed amendments and address any questions which may arise.

The proposal includes the following components (include all applicable):

- Form and Character Development Permit
- 2 lots and 120 rental units
- Lot A – 0.501ha
- Lot B – 0.376ha



The meeting will be held on:

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Details regarding the proposed development will be presented at the Development Information Meeting. The proponent and project consultants will be available throughout the Meeting to answer any questions and get your input on the proposal prior to proceeding to Council for further consideration. Please also note that this is **NOT** a Public Hearing notice.

Please join us. Your thoughts are important to us. If you are unable to attend this meeting, or require additional information, please do not hesitate to contact the undersigned at 604-291-2660 and info@dikeakos.com or the City of Maple Ridge Planning Department 604-467-7341.

Sincerely,

Richard Bernstein, Architect AIBC
Applicant on behalf of Johnston Meier

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DEVELOPMENT APPLICATION

12011 223rd Street
2024-228-RZ

PROPOSED REZONING

To enable the subdivision of the lot into two lots to develop a mixed-use 6-storey building with 120 rental units and commercial use at grade on the south portion of the lot (ERA PHASE 2). The project has an approximate total gross floor area of 119,683 square feet and a 2.4 FSR.

LOCATION



PROPOSED BUILDING



FOR MORE INFO

APPLICANT:

CDA Architects
604-291-2660
info@dikeakos.com

PLANNING DEPARTMENT:

604-467-7341
planning@mapleridge.ca
<https://l.ead.me/LandDevMap>

COUNCIL AND PUBLIC HEARING DATES
COMING SOON

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BE PART OF THE PROCESS

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