



## REPORT OF PUBLIC HEARING

**March 11, 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  
Councillor A. Yousef (Virtual)

Staff Present: S. Hartman, Chief Administrative Officer  
C. Mushata, Director of Legislative  
Services and Corporate Officer  
C. Bevacqua, Clerk 3  
S. Faltas, Director of Engineering  
A. Grochowich, Manager of Community  
Planning

T. Westover, Director of Economic Development  
J. Stiver, Director of Planning & Building  
W. Oleschak, Director of Engineering Operations  
H. Nadvi, Deputy Director of Planning & Building

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*Councillor Yousef attended the meeting virtually.*

### **1. CALL TO ORDER – 7:00 pm**

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

### **2. BUSINESS**

#### **2.1 2022-195-RZ, 24340 and 24360 102 Avenue, RS-3 to R-3**

**Legal Description:** Lot 24 & Lot 25 Section 3 Township 12 New Westminster District  
Plan 21429

*Maple Ridge Zone Amending Bylaw No. 7903-2023*

**First Reading:** January 24, 2023

**Second Reading:** February 11, 2025

**Purpose:** To rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of five lots.

The statutory requirements have been met for this public hearing, with notices posted in the February 28, 2025 and March 7, 2025 editions of the local newspaper and 111 notices were mailed out and 0 pieces of correspondence was received in relation to this application.

The Deputy Director of Planning & Building 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.

## **2.2 2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue, RS-1 to RM-1**

**Legal Description:** Lots 50, 51 and 52 District Lot 222 Group 1 New Westminster District Plan 35806

*Maple Ridge Zone Amending Bylaw No. 7946-2023*

**First Reading:** July 25, 2023

**Second Reading:** February 11, 2025

**Purpose:** To rezone subject properties from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to allow the future development of 28 townhouse units.

The statutory requirements have been met for this public hearing, with notices posted in the February 28, 2025 and March 7, 2025 editions of the local newspaper and 21 notices were mailed out and 1 piece of correspondence was received in relation to this application.

The Deputy Director of Planning & Building gave a detailed presentation providing information on the application.

The Mayor called for first round of public input

Kal Kaytor, Maple Ridge resident, expressed concerns about the lack of green space and insufficient visitor parking in the development. He highlighted challenges posed by potential increased traffic from Patterson Avenue to 203 Street, noting that it is already difficult to enter and exit the area. He expressed concerns about street parking being an issue in the area.

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 – 7:15 pm**

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D. Ruimy, Mayor

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C. Mushata, Corporate Officer

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