

District of Maple Ridge

PUBLIC HEARING

November 20, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on November 20, 2007 at 7:00 p.m.

PRESENT

Elected Officials

Mayor G. Robson
Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor C. Speirs
Councillor K. Stewart

Appointed Staff

J. Rule, Chief Administrative Officer
C. Marlo, Manager of Legislative Services
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary

Mayor Robson called the meeting to order. The Manager of Legislative explained the procedure and rules of order of the Public Hearing. She advised that in accordance with the Community Charter, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until they are either adopted or defeated. The bylaws will be considered further at the next Council Meeting on November 27, 2007.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

1) **RZ/095/06**
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6511-2007

LEGAL: Lot B, Section 20, Township 12, New Westminster District, Plan 23424

LOCATION: 12636 228 Street

FROM: RS-3 (One Family Rural Residential)

TO: RS-1b (One Family Urban (Medium Density) Residential)

PURPOSE: To permit a 5 lot subdivision.

The Manager of Legislative Services advised that no correspondence had been received on this item.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan

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

**2) RZ/061/07
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6510-2007**

LEGAL: Lot 804, District Lot 278, Group 1, New Westminster District, Plan 25311 and Parcel "B" (Reference Plan 8143), Lot 2, District Lots 278 & 279, Group 1, New Westminster District, Plan 5740

LOCATION: 20690 Lougheed Hwy & 11839 207 Street

FROM: RS-1 (One Family Urban Residential) & CS-1 (Service Commercial)

TO: C-2 (Community Commercial)

PURPOSE: To permit the construction of a new commercial complex containing a liquor store, pub and commercial space.

The Manager of Legislative Services advised that one piece of correspondence had been received from Ingrid Kraus expressing concerns about this application, particularly with respect to the pub.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan
- Submitted Information

David Eaton – Project Architect

Mr. Eaton provided an explanation of the location of the outdoor patio attached to the pub and explained sound proofing processes which will be implemented.

Ingrid Kraus

Ms. Kraus stated that she was not opposed to the application. She expressed concern over the noise which would come from an outdoor patio, the extended hours of operation and the impact of these factors on the quality of life of the neighbourhood.

Colleen Burns – Arborwynd Strata Council Representative

Ms. Burns stated that she was not opposed to the application. She expressed concern over the extended hours of operations, parking of vehicles overflowing onto 118th Street and excessive noise from an open, outdoor patio despite the sound proofing proposed by the applicant. She addressed the proposed fence consideration and asked whether the eight foot fence could be extended to the end of the strata property line to allow for consistency in appearance. Ms. Burns asked who will be responsible for maintaining the fence.

Joe Tarnowski – Applicant Representative

Mr. Tarnowski advised that the applicant will erect and maintain the new fence, however, prior to the fence being extended to the end of the strata property line, consent from other owners will be required. He explained that in terms of the concerns over increased noise, the proposed establishment will provide a restaurant atmosphere rather than a pub environment and due to the difference in clientele, noise is not expected to be a factor. He also advised that the proposed extended hours will come into operation only on Fridays and Saturdays.

The Director of Licences, Permits and Bylaws advised that the application for change in operating hours is a separate issue from the land use application and will be brought before Council in the near future.

Mr. Tarnowski added that as of January 1, 2008, there will be no smoking on the patio and that the patio will be a food and beverage area which will be used more in the summer months.

Eric Phillips

Mr. Phillips expressed that he was not opposed to the design of the application however he would like to see more of a community, family-oriented establishment. He also asked if the patio could be moved to the front of the building, facing the highway and thereby not impacting the neighbours.

The architect advised that although this had been considered, the present location is the best on the site for utilization as a patio.

Mr. Phillips stated that he did have some concerns in regard to the impact of this application on the community.

Paul Christensen – Designated Builder

Mr. Christensen felt that this type of application will enhance the community and the neighbourhood. He addressed concerns over increased noise, stating that the design technology being used will help insulate and contain sound. He advised that he had built developments similar to this and that the establishments had not been disruptive.

Ingrid Kraus

Ms. Kraus asked for clarification on the references made to other similar buildings and asked whether these projects also had outdoor patios facing residences. She wondered about the purpose of the extended hours and asked if the proposed outdoor patio can be soundproofed why it cannot be placed on the north side of the building. She stated that her concerns in regard to the outdoor patio on the residential side remained despite assurances from the applicant.

Angelo Pereira

Mr. Angelo asked what the recourse would be should the proposed noise abetting systems and provisions fail and the noise, overflow parking and persons loitering about at night become a problem. He also expressed concern over the location of the garbage container on the site.

The Director of Licences, Permits and Bylaws advised that such issues would be addressed through the Noise Bylaw.

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

**3) RZ/074/07
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6515-2007**

LEGAL: Lot A, District Lot 222, Group 1, New Westminster District, Plan LMP25177

LOCATION: 20468 Lougheed Hwy

FROM: CS-1 (Service Commercial)

TO: C-2 (Community Commercial)

PURPOSE: To permit a broader range of professional services and retail uses.

The Manager of Legislative Services advised that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan

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

**4) RZ/070/07
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6520-2007**

LEGAL: Lot 3, District Lots 401 & 402, Plan LMP13592

LOCATION: 22610 116 Avenue

PURPOSE: Text Amendment to the CD-2-88 zone to permit a child care centre use in the existing building on the above described property.

The Manager of Legislative Services advised that correspondence opposing this application had been received from Joan Lear, Leonard and Deanna Dufaut, Claude and Sharon Lacroix, Tom and Helen Casher and Maryann Oliver, pointing out that this is a Seniors' area and that children have to cross a busy street to reach a play area.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics

Chuck Voisin, Fraserview Village Association Chair

Mr. Voisin provided an explanation of the Fraserview Village Association and that all directors had approved this application. He advised that out of 406 households which owned the buildings, he estimated that 95% were in support of use of the facility as a daycare. He also advised that the proposed daycare would generate income required to maintain the facility. Mr. Voisin stated that the daycare will be using the building from 8:00 a.m to 5:00 p.m. and that, in the past, organizations catering to children have used this facility.

Helen Casher

Mrs. Casher asked what the term text amendment meant.

The Manager of Development and Environmental Services provided an explanation.

Claude Lacroix

Mr. Lacroix expressed concern with the proposed daycare being in the area of a very busy street and intersection. He also expressed concern in regard to children crossing the street to reach the play area and the increased traffic created by parents dropping off children.

Lindsay Pashley - Operator

Ms. Pashley addressed concerns about the daycare and the busy streets. She advised that this facility will be licenced and will not be passed if child safety is at risk. She explained techniques employed to keep children safe when out in the community.

There being no further 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 terminated the Public Hearing at 7:45 p.m.

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer