

District of Maple Ridge

PUBLIC HEARING

October 21, 2008

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 21, 2008 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
F. Quinn, General Manager, Public Works and Development Services
J. Pickering, Director of Planning
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary
Other staff as required
R. Acharya, Planner
L. Zosiak, Planner

Mayor Robson called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing. She advised that in accordance with the *Local Government Act*, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until bylaws are either adopted or defeated. The bylaws will be considered further at the next Council Meeting on October 28, 2008.

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

Note: Councillor Hogarth excused himself from the discussion of Items 1a) and 1b) due to a perception of a conflict of interest.

**1a) RZ/010/08
Maple Ridge Official Community Plan Amending Bylaw No. 6611-2008**

Legal: Lot 1, Section 33, Township 12, New Westminster District, Plan 13776

Location: 13778 Silver Valley Road

Purpose: To amend Section 10.3 Part IV-Silver Valley Area Plan, Figures 2 & 3A

From: Low/Medium Density Residential, Open Space, and Conservation

To: Low Density Urban, Open Space, and Conservation

And

Purpose: To amend Section 10.3 Part IV-Silver Valley Area Plan, Figure 4.

To: To add to Conservation
To add to Open Space
To remove from Open Space

**1b) RZ/010/08
Maple Ridge Zone Amending Bylaw No. 6612-2008**

Legal: Lot 1, Section 33, Township 12, New Westminster District, Plan 13776

Location: 13778 Silver Valley Road

From: RS-3 (One Family Rural Residential)

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

Purpose: To permit a 15 lot subdivision.

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
- Site Characteristics
- OCP Context
- Neighbourhood Context
- Submitted Information
- Project Details

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

Note: Councillor Hogarth returned to the meeting

Note: Councillor King excused herself from the discussion of Item 2) as she is a resident of the neighbourhood.

**2) RZ/002/08
Maple Ridge Zone Amending Bylaw No. 6617-2008**

Legal: Parcel 129, District Lot 389, Group 1, New Westminster District, Reference Plan 65880

Location: 11580 223 Street

From: RS-1 (One Family Urban Residential) and M-2 (General Industrial)

To: CRM (Commercial/Residential)

Purpose: To permit a 51 unit, 4 storey Apartment building.

The Manager of Legislative Services advised that an e-mail was received from CP Rail expressing concern with development near their operating corridors.

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

- Application Information
- Subject Map
- Neighbourhood Context
- Site Characteristics
- OCP Context
- Submitted Information

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

Note: Councillor King returned to the meeting.

**3) CP/046/07, Detached Garden Suites
Maple Ridge Zone Amending Bylaw No. 6591-2008**

The purpose of this bylaw is to regulate 'Detached Garden Suites' as a permitted use and infill tool in eligible single family residential and agricultural zones. A Detached Garden Suite is defined as a self-contained dwelling unit, accessory, subordinate to and detached from a one family residential use, limited to one habitable dwelling unit built on the same lot within the rear yard. Detached Garden Suites will be permitted in the following zones: RS-1, RS-1a, RS-1b, RS-1c, RS-1d, SRS, RS-2, RS-3, A-1, A-2, A-3, A-4 and all lands in those zones are affected.

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

R. Acharya, Planner advised of a formatting change in Appendix A of the bylaw indicating that item j on page 3 should read item i.

She advised on the history and background of the process involved in the development of detached garden suite proposed regulations and provided a power point presentation which detailed the proposed regulations.

Bruce Dawes

Mr. Dawes asked whether it will be possible to excavate into the ground to allow for 9 foot ceilings while still meeting the 4.5 m height regulation. He also asked whether the provision of a separate driveway was necessary and expressed that should every property owner interested in this type of development need 2 driveways coming from their property that this would be unattractive and could create a traffic hazard.

The Planner advised that a variance could be asked for to accommodate a 9 foot ceiling and that it is possible to utilize the existing driveway on a property for access to a detached garden suite.

Michael Patterson

Mr. Patterson expressed concern with enforcement of the regulation that an owner must live on a property which has a detached garden suite should the property be sold. He stated that his primary concern was the increase in density on a small lot with the addition of another house and the effect an additional building will have on neighbouring properties. He felt that detached garden suites should be limited to larger lots.

The Planner provided an explanation of the regulation which ensures that persons purchasing property with detached garden suites live on site.

Bob Asher - 12041 12

Mr. Asher expressed that he has huge concerns in regard to detached garden suites in that this form of housing could ghettoize a large part of the community. As an example, he referred to Silver Valley and the numerous basement suites there that are creating parking lots. He stated that he did not see garden suites as an answer to affordable housing and suggested smaller footprints for buildings and building up as alternatives. He also expressed that despite the numerous regulations, persons interested in making money using detached garden suites will find a way around them.

The Planner provided clarification as to the size of garden suite allowed on a property in relation to lot size.

Bob Asher

Mr. Asher stated that he felt a referendum should be held to address the concept of detached garden suites.

Michael Patterson

Mr. Patterson stated that he still felt the permitted footprint of a detached garden suite compared to lot size is too big. He reiterated his concern about the effect of garden suites on neighbouring properties including property value.

Bruce Dawes

Mr. Dawes spoke in favour of detached garden suites. He expressed that this type of housing is common in America and in Europe. He stated that he would like to be able to provide housing for his elderly mother on his property and a detached garden suite will permit this. He felt that there are many other building structures currently on properties which can be far more disruptive than garden suites.

Gerald Johnson

Mr. Johnson spoke in favour of detached garden suites. He stated that he and his wife would like to live in a garden suite adjacent to his son's residence and urged the District to complete the process which will allow this.

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

**4a) CP/036/07, Town Centre Area Plan
Maple Ridge Official Community Plan Amending Bylaw No. 6610-2008**

Location: Town Centre Area, generally described as the area bounded by the Fraser River to the South; 222 Street, 221 Street, Dunbar Street, and Delcrest Street to the West; 124 Avenue, Lee Avenue, 123 Avenue and Reid Avenue to the North; and Greenwell Street, Brown Avenue, and Burnett Street to the East, and all lands in the Town Centre Area are affected, as identified on the map below.

Purpose: To adopt a plan to guide future development in the Town Centre Area. The bylaw also amends sections of the Official Community Plan to incorporate the proposed Town Centre Area Plan and Town Centre Development Permit Guidelines.

**4b) CP/036/07
Maple Ridge Zone Amending Bylaw No. 6616-2008**

Location: Town Centre Area, generally described as the area bounded by the Fraser River to the South; 222 Street, 221 Street, Dunbar Street, and Delcrest Street to the West; 124 Avenue, Lee Avenue, 123 Avenue and Reid Avenue to the North; and Greenwell Street, Brown Avenue, and Burnett Street to the East and all lands zoned C-3 (Town Centre Commercial) in the Town Centre Area are affected.

Purpose: To create a map, Schedule 'H', identifying the Town Centre Boundary and Port Haney and Fraser River Waterfront Area Boundary; and to amend the C-3 (Town Centre Commercial) Zone within the Town Centre Area boundary to establish minimum building height and to modify the residential floor area; and to establish a maximum building height within the Port Haney and Fraser River Waterfront Area.

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

L. Zosiak, Planner gave a power point presentation providing information on the town centre area plan process, the components of the area plan, the minor plan amendments and the next steps toward implementation.

Michael Patterson

Mr. Patterson asked about the nature of the long term bicycle parking in terms of paying for parking or renting a space. He asked about costs and how many stalls will be available.

The Planner clarified that long term bicycle parking is intended to be constructed within commercial and institutional buildings and will also be required in multi-family buildings as storage for bicycles.

Bob Asher – 12041 221 Street

Mr. Asher asked for clarification on an article in a newspaper which had referred to a new transit route going through the town centre.

The Planner indicated that the route shown in the area plan is a tentative route and is still to be determined.

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 8:00 pm

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer