

District of Maple Ridge

**PUBLIC HEARING**

May 18, 2010

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 18, 2010 at 7:00 p.m.

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**PRESENT**

*Elected Officials*

Mayor E. Daykin  
Councillor C. Ashlie  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor M. Morden

*Appointed Staff*

F. Quinn, Acting Chief Administrative Officer  
C. Marlo, Manager of Legislative Services  
J. Pickering, Director of Planning  
C. Goddard, Manager of Development and Environmental Services  
A. Gaunt, Confidential Secretary

**ABSENT**

Councillor C. Speirs

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Mayor Daykin called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on May 25, 2010.

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

**1a) RZ/035/08  
Maple Ridge Official Community Plan Amending Bylaw No. 6665-2009**

Legal: Lot 1, District Lots 278 & 279, Group 1, New Westminster District, Plan 60497; and  
Lot 573, District Lot 279, Group 1, New Westminster District, Plan 114

Location: 11295 and 11307 Maple Crescent

Purpose: To amend Schedule "B" of the Official Community Plan

From: Urban Residential

To: Industrial

**1b) RZ/035/08  
Maple Ridge Zone Amending Bylaw No. 6666-2009**

Legal: Lot 1, District Lots 278 & 279, Group 1, New Westminster District, Plan 60497; and  
Lot 573, District Lot 279, Group 1, New Westminster District, Plan 114

Location: 11295 and 11307 Maple Crescent

From: C-3 (Town Centre Commercial)

To: M-3 (Special Industrial)

Purpose: To remove the split-zone to permit the future construction of a new two-storey industrial strata building on a new consolidated lot.

The Manager of Legislative Services advised that correspondence was received from Shawn Sangret, Gloria Davies, Art & Kelly Lilley and Rory Dafoe opposing the application

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

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan
- Submitted Information
- Project Details

**Eric Phillips**

Mr. Phillips stated that he is opposed to this application as Hammond is not an industrial park. He suggested that a museum or a community would be a better use of the site.

**Rory Dafoe**

Mr. Dafoe is opposed to this application. He read from correspondence submitted to Council for consideration. He expressed concern that this proposal is not in the best interest of the community, does not work with the Official Community Plan and fails to follow sound planning principles. He emphasized that Hammond does not need more industrial development. He cited 11 principles from the Official Community Plan which he feels are contravened by this proposal.

**Rhonda Schultz**

Ms. Schultz spoke to the unique character of the Hammond area. She is opposed to the rezoning from commercial to industrial as she is concerned that this may set a precedent for other properties in the area and felt that Hammond needs more commercial areas not industrial areas. She asked that Council not accept the application until such time as a neighbourhood plan for Hammond has been done.

**Rory Dafoe**

Mr. Dafoe continued to review the principles in the Official Community Plan which he feels are contravened by the application. He gave examples of other commercial and residential areas of the Lower Mainland which have been successfully developed in the vicinity of railway tracks. He expressed concern that the rezoning of this property to industrial will set a precedent for other developers.

**Eric Phillips**

Mr. Phillips echoed the concerns of the other speakers that such an application for industrial use will set a precedent for the area. He stated that Hammond does not need more industrial development.

**Rudy Gupta - Applicant**

Mr. Gupta advised on the current zoning on the property. He provided clarification on the type of development proposed for the site, advising that a light industrial strata unit complex which will include small businesses is being planned. He also spoke to the proposed landscaping on the site and the architectural design of the proposed building.

**Walter Wilton**

Mr. Wilton is in favour of the application. He spoke to the condition of the existing property and other properties in the area and expressed that the proposed development will bring value to the area.

**Rory Dafoe**

Mr. Dafoe spoke to the specifics of the site plan for this project and expressed concern with the set up of the proposed building explaining that it turns its back to the street which causes business to occur at the rear of the building. He also expressed concern with precedent being set in the neighbourhood for more industrial development, lack of landscaping and buffering on the proposed site and the lack of historical context in the appearance of the proposed building. Mr. Dafoe did not feel that such a proposal would be considered in any other Maple Ridge neighbourhood and asked that Mayor and Council consider long term objectives of the neighbourhood and delay this project.

**Eric Phillips**

Mr. Phillips reiterated that this application does not fit with the community of Hammond and that more industrial is not wanted by the neighbourhood. He expressed concern about the impact such a facility may have on existing traffic issues along Maple Crescent.

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

**2a) RZ/071/09  
Maple Ridge Official Community Plan Amending Bylaw No. 6718-2010**

Legal: Lot 1, Section 21, Township 12, New Westminster District, Plan LMP9544

Location: 12161 237 Street

Purpose: To amend Schedule "B" of the Official Community Plan

From: Agricultural

To: Urban Residential

And To amend the Urban Area Boundary and to remove "Starred Property" Designation.

**2b) RZ/071/09  
Maple Ridge Zone Amending Bylaw No. 6719-2010**

Legal: Lot 1, Section 21, Township 12, New Westminster District, Plan Lmp9544

Location: 12161 237 Street

From: A-1 (Small Holding Agricultural)

To: Rm-1 (Townhouse Residential)

Purpose: To Permit The Construction Of 105 Townhouses In Duplex And Fourplex Forms

The Manager of Legislative Services advised that correspondence was received from Wendy Lintunen, Stuart Pledge and Terry Davies opposing this application.

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

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan
- Submitted Information
- Project Details

**Candace Gordon**

Ms. Gordon was not in favour of the application. She expressed that the proposal violates an expectation within the community as to how Maple Ridge was to develop and that it encroaches further into agricultural and rural areas. She stated that the land in the application was a viable farm in the past and that she would like to see it remain in the agricultural zone. Ms. Gordon also expressed concern with negative impact on drainage on her property from the proposed development should it be approved.

**Jennifer Erickson**

Ms. Erickson expressed concern with the negative impact on street parking and traffic such a development will have. She stated that the current road has become a one way street due to cars being parked along the sides and that there is no more street parking. She also expressed concern with the effect on power and drainage of this type of development.

**Candace Gordon**

Ms. Gordon asked for clarification on the design of the proposed buildings.

**Wayne Bissky**

Mr. Bissky provided information on the design of the proposed units. He also provided an explanation of the drainage and storm water management system being proposed for the development, spoke to proposed buffers and landscaping and addressed concerns over parking.

**Jennifer Erickson**

Ms. Erickson reiterated concerns over the impact of the proposed development on street parking and traffic.

**Vito Fantin**

Mr. Fantin expressed concern with where water from this development will go.

The Manager of Development and Environment Services advised that the developer is required to maintain any surface water on their own site.

Mr. Fantin expressed concern that runoff from this development will travel across 3 or 4 other properties to end up in Coho Creek. He inquired as to how much water is expected and how it will be contained.

The Manager of Development and Environment Services advised on the work being carried out regarding the storm water management system. He advised that a system which ensures that pre and post-development flows are the same is required.

Mr. Fantin asked whether storm water management will be discussed with him, explaining that Coho Creek is on his property.

Mayor Daykin advised Mr. Fantin to meet with the applicant and the Manager of Development and Environment Services in order to address his concern.

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

**3a) RZ/072/09  
Maple Ridge Official Community Plan Amending Bylaw No. 6731-2010**

**Legal:** Parcel "G" (Ref. Plan 2701), District Lot 405, Group 1, New Westminster District; and SE 198' by 660' (Plan with fee deposited No. 14240F), District Lot 405, Group 1 Having a frontage of 198' on Baker Rd. by a uniform depth of 660' and adjoining Parcel "G" (Ref Plan 2701), New Westminster District; and Parcel "H" (Plan with fee deposited 22319F) of Parcel "One" (Plan with fee deposited 14153F), District Lot 405, Group 1, New Westminster District.

**Location:** 10121, 10141 & 10175 240 Street

**Purpose:** To amend Schedule "B" of the Official Community Plan

**From:** Agricultural

**To:** Urban Residential and Conservation

**And** To amend the Urban Area Boundary and to remove the “Starred Property” Designation

**And** To amend Schedule “C” of the Official Community Plan to add as conservation.

**3b) RZ/072/09  
Maple Ridge Zone Amending Bylaw No. 6732-2010**

**Legal:** Parcel “G” (Ref. Plan 2701), District Lot 405, Group 1, New Westminster District; and SE 198’ by 660’ (Plan with fee deposited No. 14240F), District Lot 405, Group 1 Having a frontage of 198’ on Baker Rd. by a uniform depth of 660’ and adjoining Parcel “G” (Ref Plan 2701), New Westminster District; and Parcel “H” (Plan with fee deposited 22319F) of Parcel “One” (Plan with fee deposited 14153F), District Lot 405, Group 1, New Westminster District.

**Location:** 10121, 10141 & 10175 240 Street

**From:** RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)

**To:** RM-1 (Townhouse Residential)

**Purpose:** To permit the construction of 164 townhouses.

The Manager of Legislative Services advised that correspondence expressing opposition to the application was received from Stuart Pledge. Correspondence expressing concern was received from Lee & Rachel Slater, Danielle Cork and Sean Orcutt, and Darrel and Eva McEachern

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

- Application Information
- Subject Map
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Site Plan
- Submitted Information
- Project Details

**Helmut Urhahn – Applicant Representative**

Mr. Rohan provided information on the environmental aspect of the development.

**David Stoyko – Applicant Representative**

Mr. Stoyko advised on the landscaping planned for the project.

**Rob Ciccozzi – Applicant Representative**

Mr. Ciccozzi advised on the architecture of the buildings on the site. He spoke to buffers on the site and the character and design of the buildings. He presented concept images being worked with. Mr. Ciccozzi also advised that the proposed project is about affordability and outlined how the units are being designed to remain affordable.

**Darrel McEachern**

Mr. McEachern is not opposed to development, however, he expressed concern with the storm water problem which occurred on previous developments and asked how storm water runoff will be dealt with on the proposed development so that it does not negatively impact his property.

**Ryan McEachern**

Mr. McEachern advised that he has been dealing with ongoing water problems on his property which neighbours the proposed development. He expressed concern with increased traffic in an area which currently has substantial traffic issues, particularly around the existing elementary school. Mr. McEachern asked whether the proposed development will be fenced as he is somewhat concerned with increased public use of the wetlands behind the proposal.

**Jim Graham**

Mr. Graham spoke to the large amount of development occurring along 240<sup>th</sup> Street and asked where children from this development and others will go to school as Albion Elementary and the neighbouring high school are full. He expressed concern with the increase of traffic in an area with existing traffic safety issues and asked where children from the proposed development will play as Albion School field is closed much of the time. He advocated for more schools in the area.

**Helmut Urhahn – Applicant Representative**

Mr. Urhahn advised on how the drainage on the proposed site will be dealt with.

**David Stoyko – Applicant Representative**

Mr. Stoyko advised on the plans for fencing for the proposed development

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 8:35 p.m.

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E. Daykin, Mayor

Certified Correct

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C. Marlo, Corporate Officer