

District of Maple Ridge

**PUBLIC HEARING**

July 20, 2010

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on July 20, 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  
Councillor C. Speirs

*Appointed Staff*

P. Gill, Acting Chief Administrative Officer  
C. Marlo, Manager of Legislative Services  
C. Goddard, Manager of Development and Environmental Services  
A. Gaunt, Confidential Secretary

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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 July 27, 2010.

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

1) **RZ/017/10**  
**Maple Ridge Zone Amending Bylaw No. 6728-2010**

**Legal:** Lot 1, Group 1, District Lot 248, New Westminster District, Plan 69491

**Location:** 12472 Laity Street

**From:** RS-1a (One Family Amenity Residential)

**To:** R-1 (Residential District)

**Purpose:** To permit the future subdivision of 2 single family lots.

The Manager of Legislative Services advised that correspondence opposing the application was received from Susan Langdeau and Barry and Kimberly Jackiw.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Project Details
- Terms and Conditions

**Bev McLeod**

Ms. McLeod spoke in opposition to the application. She read from a petition opposing the application submitted to Council on April 30, 2010. Concerns in the petition included that the proposal does not meet minimum standards, does not meet the Official Community Plan policies, does not meet the neighbourhood context and does not conform to the surrounding properties. Ms. McLeod expressed concern that the proposed development will have a detrimental effect on the surrounding property values and that existing problems with parking and traffic in the area will increase. She also expressed concern that development of 12 m lots may be precedent setting.

**Devon Townsend**

Mr. Townsend spoke against the application. He expressed concern over the height of the proposed residences, the negative impact on views, a loss of privacy and the lack of fit with the character of the existing houses. He suggested the applicant would be better off to build a home that falls between the standardized height requirements and lot coverage as a driveway could then be provided for off street parking for more than one vehicle. He questioned where excess parking will go. He stated that the proposed development does not fit due to house scale and lot configuration.

**Rob Gowler**

Mr. Gowler opposed the application. He spoke to the existing traffic and safety issues and lack of parking along Laity Street and expressed concern with the further impact of increased traffic from the development due to insufficient parking.

**Nick Faber – Applicant**

Mr. Faber addressed the concerns brought forward by the neighbourhood residents. He explained that the application met the Official Community Plans in terms of in-fill lots and that the proposed variance will not affect side yards. He provided information on the height of the proposed buildings and the parking allocated for the development.

**Kathy Townsend**

Ms. Townsend felt that decreased lot size and smaller houses in the application will lower property values in the surrounding neighbourhood. She expressed concern with the impact on parking and stated that one large house would be preferred as it will add value to the neighbouring properties and allow extra parking due to a potentially larger driveway.

**Ron Schroeder**

Mr. Schroeder supported other residents in opposition to the application. He concurred with the statement that one large house on a single lot will increase the value of neighbouring houses. He expressed concern that the proposed development is not in character with the other houses in the area and that this application will set a precedent for smaller sized lots.

**Sherrie Pedersen**

Ms. Pedersen is opposed to the application. She expressed concern that this additional development will further exasperate already existing problems with parking on Douglas Avenue. She read a letter on behalf of Barry and Kimberley Jackiw opposing the application and expressing concerns over the negative impact of the development on their property. Ms. Pedersen also expressed her own concerns over the impact of the proposed subdivision on Laity Street and on how the building and noise of construction will be managed. She asked that zoning and a development more appropriate for the area be considered.

**Nick Faber - Applicant**

Mr. Faber commented on the concerns of neighbouring residents pertaining to issues of parking. He stated the District requirements for parking will be met whether one home or two homes are built. He explained that the existing building on the property is a tear down and that the proposed homes will meet neighbourhood standards.

**Kathy Townsend**

Ms. Townsend expressed concern that the proposed development does not fit into the neighbourhood. She suggested that such a development will be a better fit at the other end of Laity Street. She also expressed concern with the parking and questioned where the additional residents or visitors will park. She suggested that only one house be built on this lot.

**Bev McLeod**

Ms. McLeod read excerpts from the Official Community Plan relating to compatibility of in-fill development with existing neighbourhoods and expressed concern that the proposed housing on 2 smaller lots did not meet criteria. She put forward that the residents welcome one house on the existing lot as this type of building will fit the neighbourhood.

**Devon Townsend**

Mr. Townsend requested clarification on the height of the proposed houses on the site.

The Manager of Development and Environment Services advised that the developer is required to work within the zoning guidelines in terms of building height. He also advised that should the property be rezoned, the height requirement on buildings is reduced from 11 metres to 9 metres. He also advised that suites are not permitted under the R-1 zone.

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 7:32 p.m.

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E. Daykin, Mayor

Certified Correct

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C. Marlo, Corporate Officer