

District of Maple Ridge

**PUBLIC HEARING**

April 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 April 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 C. Speirs

*Appointed Staff*

J. Rule, 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 M. Morden

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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 April 27, 2010.

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

**1) Greenhouse Gas Emissions Reduction Targets  
Maple Ridge Official Community Plan Amending Bylaw No. 6726-2010**

**Purpose:** Chapter 5, Natural Features is amended as follows:

- a) Section 5.6, Preparing for Climate Change, be amended by inserting the following at the end of the sub-section entitled "Objectives" and before the sub-section that is entitled "Policies";

In consideration of the requirements of Bill 27, the Local Government (Green Communities) Status Amendment Act, which have been incorporated into the Local Government Act, the creation of greenhouse gas emissions reduction targets is consistent with many of the policies contained in the Official Community Plan. Throughout the Plan there are policies related to containing growth within the Urban Area Boundary, protecting agricultural land, providing a multi-modal transportation network, and protecting natural resources, including trees which remove CO<sub>2</sub> from the environment and also produce oxygen.

Examples of policies in support of emissions reduction in other Sections of the Official Community Plan, include the following

- Policy 2-2 in the Growth Management Section;
- Policy 5-22 in Natural Features;
- Policy 7-10 in Transportation;
- Policy 6-8 in Agricultural Opportunities;

And there are many others throughout this document.

- b) Section 5.6, Preparing for Climate Change, be amended by inserting the following after Policy 5-43(g):

5 – 44 The District of Maple Ridge will explore undertaking a Community Energy and Emissions Plan that will help the municipality identify indicators to help track community energy emissions and to also provide recommendations on opportunities for reducing community emissions and achieving reduction targets

5 – 45 The District of Maple Ridge has a goal to reduce community greenhouse gas emissions by 33% below 2007 levels by 2020 and 80% by 2050.

The Manager of Legislative Services advised that correspondence was received from Jackie Chow requesting that cycling be a component of a greenhouse gas reduction strategy.

The Manager of Development and Environmental Services provided information on the bylaw.

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

2) **RZ/027/09**  
**Maple Ridge Zone Amending Bylaw No. 6720-2010**

**Legal:** Lot 45, Section 22, Township 12, New Westminster District, Plan 43885

**Location:** 24155 124 Avenue

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

**To:** RS-2 (One Family Suburban Residential)

**Purpose:** To permit subdivision into two single family residential lots.

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
- Submitted Information
- Project Details

**Cathy Hutton**

Ms. Hutton wished to ensure that the existing house will remain as is and that there will be no changes to that parcel of land. She asked whether the plans indicated that a house will be built where a barn currently stands

The Manager of Development and Environmental Services advised that the existing house will remain and that a new house will be built on the new parcel. He indicated that the District does not control what will be done with the existing house in the future.

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

Note: Councillor Hogarth excused himself from the discussion of Item 3 as he holds a property management contract on one of the properties.

**3) RZ/086/08  
Maple Ridge Zone Amending Bylaw No. 6712-2010**

**Legal:** Lot "B", Section 20, Township 12, Plan 22808, New Westminister District;  
Lot 1, Section 20, Township 12, Plan 86322, New Westminister District;  
Lot 2, Section 20, Township 12, Plan 86322, New Westminister District;  
North 70 Feet of Lot 2, Section 20, Township 12, Plan 7450, New Westminister District

**Location:** 12060, 12068, 12074 & 12082 227 Street

**From:** RS-1 (One Family Urban Residential)

**To:** RM-2 (Medium Density Apartment Residential)

**Purpose:** To permit the construction of a four-storey, wood-frame 81 unit apartment.

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

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

Note: Councillor Hogarth returned to the meeting.

**4) RZ/095/08  
Maple Ridge Zone Amending Bylaw No. 6721-2010**

**Legal:** Lot 37, District Lot 401, Group 1, New Westminster District, Plan 62308

**Location:** 22590 116 Avenue

**From:** RS-1 (One Family Urban Residential)

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

**Purpose:** To permit construction of a 6 unit townhouse development.

The Manager of Legislative Services advised that correspondence expressing opposition to the application was received from the FraserView Village Community Association accompanied by a petition with over 350 signatures opposing the rezoning.

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

Councillor King asked staff for a definition of the phrase “use of reciprocal access during construction.”

The Manager of Development and Environmental Services explained that based on a legal opinion obtained from District counsel, a universal agreement was provided in favour of this property which allowed for access during construction as well as access permanently through the neighbouring property to the west.

**Marcia Trudeau – President, FraserView Village Community Association**

Ms. Trudeau advised that a package from the FraserView Village Community Association was distributed to Mayor and Council as well as the Planning Department. She read from the letter sent to the District stating that the owners of the FraserView Village are opposed to the rezoning application and expressing the concerns of the Association. Concerns included the increased use of the access through the existing strata by residents of the proposed development and the resulting damage done to that driveway, particularly during construction, the lack of compatibility of the design of the proposed townhouse development and underground parking with the existing FraserView complex, the negative impact of the height of the proposed structures on the viewscape of the neighbouring buildings, the incompatibility of the proposed townhouse target market of younger families with the surrounding seniors village and the compromise of the quiet lifestyles of the seniors as a result of a family oriented complex.

**Rene Bourdin**

Mr. Bourdin expressed concern with the impact of large truck traffic accessing the main driveway through the FraserView complex during construction and with the increase in traffic as a result of this proposal. As his residence is at the end of the driveway, he was particularly concerned with safety, should a larger truck lose its breaking capacity, and with the increase of lights shining into his home due to more vehicular traffic. Mr. Bourdin stated that this proposed development will bring in families which will negatively impact the lifestyles of the seniors in the area and will defeat the purpose of having a seniors' development area.

**Jeff Perry**

Mr. Perry asked that consideration be given to the impact of having two separate stratas and the arguments which may happen between the two groups.

**Wayne Bissky – Applicant Representative**

Mr. Bissky spoke to concerns expressed by the speakers. He acknowledged the easement issue and advised on offers presented by the developer to address the issue. Mr. Bissky indicated that the townhouses proposed for the site are targeted for the empty nester market rather than young families and spoke to the design elements of the buildings.

**Marlys Nelson**

Ms. Nelson expressed concern that units in the proposed development can be rental units which will allow children. She stated that FraserView is a seniors' community with residents who have raised their children and that it would be preferable the area be kept senior orientated. She also expressed concern that the new complex will not be part of the FraserView Village Community Association.

**John Esteriecher**

Mr. Esteriecher stated he is opposed to the application. He expressed concern with the impact of large trucks on the structure of the existing homes and the strata's driveway during the construction phase. He questioned who will pay for any damage caused by the trucks. He also questioned whether there is room for large trucks to turn to get to the proposed development. He spoke to the effect of the increase in traffic on the existing complex as well as on the lifestyle of the residents.

**Melvin Olson**

Mr. Olson expressed concern that the property owner may be leasing the lands in the application to a contractor. He stated that the current design of the proposed development will lead to an increase of children in the complex and expressed concern with safety issues as a result of vehicles driven by seniors along the narrow driveway and children on bikes and skateboards. He felt that children should not be in this area due to lack of schools and playgrounds. Mr. Olson is concerned with the negative impact on the existing complex of heavy traffic during construction and increased traffic coming from the proposed subdivision.

**Rene Bourdin**

Mr. Bourdin stated that there have been children coming into the existing strata from the application property, that a development of this nature will bring in more children and that he has safety concerns for children in relation to residents backing cars out of their garages to access the driveway.

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

**5) RZ/063/09  
Maple Ridge Zone Amending Bylaw No. 6713-2010**

**Legal:** Lot 4, Section 3, Township 12, New Westminster District, Plan 9393;  
Lot A, Section 3, Township 12, New Westminster District, Plan 13554;  
Lot 7, Section 3, Township 12, New Westminster District, Plan 11176;  
and  
Lot 19, Section 3, Township 12, New Westminster District, Plan  
BCP36407

**Location:** 24086 & 24108 104 Avenue; 10366 240 Street; 10336 240A 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 a 96 unit townhouse development.

The Manager of Legislative Services advised that correspondence expressing concern with the application was received Tejinder Suluja, one of the owners, indicating he did not wish the application to proceed any further.

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

**Lisa Zetes-Zannatta**

Ms. Zetes-Zannatta spoke to the lack of schools in the area and the overcrowding of the existing schools serving the surrounding residential areas. She expressed that although the School Board and the Ministry of Education are responsible for the placement of new schools, the District is responsible for development proposals. She asked that further development applications in this area not be considered until such time as infrastructure, particularly schools, can meet the demand. She expressed disappointment that such an application would be entertained considering the lack of schools and other facilities in the neighbourhood.

**John McHardy**

Mr. McHardy explained that he had sold the land on 104<sup>th</sup> Avenue to the School District however nothing has been done with this property. He advised on difficulties he has had in the past with a development application he had brought forward, particularly with sanitary sewer infrastructure to service the catchment area. He questioned how and when the sanitary sewer capacity changed to allow this application to be approved and asked whether he could submit a development application utilizing the sanitary sewage system running to the Lougheed Highway. He requested that all development on 104 Avenue be halted until discrepancies such as the change of use, sanitary sewer capacity availability, and the issues with schools and this catchment area can be explained.

Mayor Daykin advised that information on the servicing capacity can be provided to Mr. McHardy by staff.

**Wayne Bissky – Applicant Representative**

Mr. Bissky spoke to the issue regarding the school. He expressed that the Albion area is a growth area and will continue to be one and that the School Board and the Province will need to provide schools.

**Lisa Zetes-Zannatta**

Ms. Zetes-Zannatta acknowledged that the Albion area is a growth area, however, she reiterated her concern with the lack of schools to serve the growing population. She asked that townhouse developments be built in the area when the infrastructure to support them is already in place. She encouraged developers to also express concerns to the Ministry of Education and the School Board and asked that this application not be allowed to progress until the situation with the schools has been resolved.

**John McHardy**

Mr. McHardy spoke to latecomers fees which would have been imposed on his original development application and advised that these fees have been now been halved for this 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 8:04 p.m.

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E. Daykin, Mayor

Certified Correct

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C. Marlo, Corporate Officer