

District of Maple Ridge

PUBLIC HEARING

February 16, 2010

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 16, 2010 at 7:00 p.m.

PRESENT

Elected Officials

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

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 February 23, 2010.

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

1a) RZ/103/08

**Maple Ridge Heritage Designation And Revitalization And Tax Exemption Agreement
Bylaw No. 6709-2010**

Legal: Lot 1, Section 4, Township 15, Plan 13294, New Westminster District

Location: 28594 104 Avenue

Purpose: A bylaw to designate a property as a heritage property under Section 967 of the Local Government Act and to enter into a Heritage Revitalization Agreement under Section 966 of the Local Government Act and to grant a Tax Exemption under Section 225 of the Community Charter.

**1b) RZ/103/08
Maple Ridge Heritage Site Maintenance Standards Bylaw No. 6710-2009**

Legal: Lot 1, Section 4, Township 15, Plan 13294, New Westminster District

Location: 28594 104 Avenue

Purpose: A bylaw to establish minimum maintenance standards for protected heritage properties

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
- Site Characteristics
- OCP Context
- Explanation of an HRA
- Maintenance Standards Bylaw
- Submitted Information

Stephanie James

Ms. James spoke to the history of the houses on the property in the application and outlined items which she felt were inconsistencies in the information provided in the staff report. She expressed concern over past construction and renovations on buildings and over the development of a septic field in the vicinity of the buildings as she felt this work had been carried out without proper permits. Ms. James commented on what she considered further irregularities in the document.

Randi Sowerby

Ms. Sowerby expressed concern with the impact of a 4 lot development on the water supply in the immediate area and the possibilities of the leaching of septic field materials from the development into the aquifer and neighbouring wells. She also expressed concern with the setting of a precedent with the rezoning of a parcel smaller than 5 acres to allow subdivision into 4 lots, provided there is a heritage designation. She commented that the applicant had not seem interested in subdividing into 3 lots as permitted under a R-3 zoning

Scott Driemel

Mr. Driemel's primary concern pertained to a designation of commercial related to the Miller House. He expressed that he would not like to see a commercial designation in the area.

The Manager of Development and Environmental Services confirmed that there is a bed and breakfast component of the Heritage Revitalization Agreement.

Bill Archibald

Mr. Archibald spoke to a potential trail system in the area allowing for access into Mission. He indicated on a map where such a trail system may run and expressed support for the proposed trail portion of the application.

Stephanie James

Ms. James spoke to other buildings in Maple Ridge designated as heritage and commented that all these buildings are public buildings. She compared Maple Ridge's legislation dealing with heritage designations to the cities of Vancouver and New Westminster. She questioned the tax exemption being proposed for the Miller House.

Randi Sowerby

Ms. Sowerby commented on the orchard fields on the property, indicating that the orchards have not been maintained and expressed concern that it will not be possible to bring them back to their original state. She also commented on a septic field on the property which she felt was not up to municipal standards and was concerned that there will not be a requirement to bring the existing well and septic field up to those standards. Ms. Sowerby stated that the condition of 104 Avenue should be addressed prior to bringing more traffic into the area through further development.

Scott Driemel

Mr. Driemel expressed concern over the impact of the proposed development on the water supply in the area.

Stephanie James

Ms. James also expressed concern over the impact of the proposed development on the water supply in the area, particularly for those residences at the top of the hill. She commented on the heritage trees around the Miller House and on the location of the orchard, indicating that many trees have already been removed from the location. She felt that the proposed development is not about heritage and history but rather about getting the maximum number of lots out of the property.

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

**2) RZ/078/09
Maple Ridge Zone Amending Bylaw No. 6707-2009**

Legal: Lots 11, 12, 13, & 14 All of Section 20, Township 12, Plan 8679, New Westminster District

Location: 22491, 22505, 22515 & 22525 Brown Avenue

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, 77 unit residential apartment building.

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
- Site Characteristics
- OCP Context
- Submitted Information

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

**3a) RZ/022/09
Maple Ridge Official Community Plan Amending Bylaw No. 6699-2009**

Legal: Lots 3 & 4, Section 28, Township 12, Plan 2409, New Westminster District

Location: 23300 & 23400 136 Avenue

Purpose: To amend Figures 2 and 3B of the Official Community Plan

From: Low Density Urban, Open Space and Conservation

To: Conservation and Med/High Density Residential

and: To amend Figure 4 of the Official Community Plan to add to conservation.

**3b) RZ/022/09
Maple Ridge Zone Amending Bylaw No. 6700-2009**

Legal: Lots 3 & 4, Section 28, Township 12, Plan 2409, New Westminster District

Location: 23300 & 23400 136 Avenue

From: RS-3 (One Family Rural Residential)

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

Purpose: To permit the subdivision of 21 single family lots.

The Manager of Legislative Services advised that correspondence commenting on this application has been received from Chris Mundy.

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
- Submitted Information

Bill Archibald

Mr. Archibald reviewed the location of the horse trails in the vicinity of the proposed development and expressed his hope that a shared use trail will be included in the application.

Peter Tam

Mr. Tam commented on the natural beauty of the Silver Valley area and expressed concern with the type of development being proposed, commenting that this proposed appeared to be a building of barracks rather than a neighbourhood.

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

Note: Councillor Hogarth excused himself from discussion of Item 4 as he has a caretaker/manager contract on the property.

**4) RZ/085/08
Maple Ridge Zone Amending Bylaw No. 6703-2009**

Legal: Lot 21, Section 28, Township 12, Plan 47603, New Westminster District

Location: 13260 236 Street

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

To: RM-1 (Townhouse Residential)

Purpose: To permit an approximate 51 unit townhouse development.

The Manager of Legislative Services advised that correspondence opposing the application was received from Deirdre Way, Gerry Anderson, Alanna, Dave Ross, Jason and Carla Banbury, Chris Bester and Jennifer Baxter, George Popp, Lynne Probyn and Bruce Kobitzsch, Sheila Renaud, Lyn Peters, Jodi MacQuarrie, Anita Hoggard, Jay Hoggard, Carolyn Peters, Paul Wild, Steve Broughton, Aaron, Kim, Natalie and Jillian Farquhar, Brook Calhoun and Daryl Patzer along with a petition with 86 signatures. She also advised that correspondence commenting on the application was received from Dave and Ruth Ross, Karlis Kesans, Chris Mundy, Tamiya Arnold and Gavin Roache.

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
- Submitted Information

Linda Archibald

Ms. Archibald opposed the proposed development. She spoke to a lack of infrastructure such as sidewalks along the main routes in the area, the lack of road improvements and the continued risk to pedestrian safety as major concerns and expressed concern with the negative impact that increased traffic from the proposed development will have on the area. She asked that further development not be done until the area has proper sidewalks and roads.

Kelly Lawlor

Ms. Lawlor indicated that she moved into the Silver Valley area on the premise of a park and a school being in the neighbourhood with a smaller subdivision including a small commercial development at the bottom of the hill. She expressed concern with the lack of a park within safe walking distance, the lack of a school and the limited access to the area. She stated that she is not opposed to development in the neighbourhood but would like to see development as originally suggested for the neighbourhood.

Jennifer Baxter

Ms. Baxter felt that the proposed development will have a negative impact on infrastructure and parking in the neighbourhood and will decrease the safety of neighbourhood roads. She expressed concern over a possible increase in crime. Ms. Baxter also expressed concern over the lack of safety for pedestrians, particularly children, should cars from the proposed subdivision park on both sides of 133 Avenue, taking into consideration the high speeds of vehicles now using 236 Street and 133 Avenue. Ms. Baxter did not voice opposition to construction and development in the area, however, she felt infrastructure is needed first.

Jodi MacQuarrie

Ms. MacQuarrie identified herself as a teacher at a local school. She advised that the local school is presently over capacity and questioned where the additional children from the proposed development will be enrolled as there are no proposals for a school in Silver Valley. She expressed concern with increased traffic and parking of vehicles on roads which are already unsafe for pedestrians, particularly children.

Ross Sirockman

Mr. Sirockman's expressed that 236 Avenue is a major concern as he feels the road is extremely narrow with concrete on one side, has barely enough room for two vehicles to get by and will be difficult to widen. He cited incidences during winter storms when vehicles could not get up or down the road as well as difficulties encountered with getting fire trucks up the road.

Dave Ross

Mr. Ross opposed the rezoning of the area. He expressed concern with the lack of infrastructure and felt that due to aspects such as safety, pedestrian issues, lack of sidewalks, roads, fire density and walkable neighbourhoods not being met, that the application did meet the Silver Valley Area Plan.

George Serra

Mr. Serra identified himself as a teacher in School District No. 42. He spoke to enrolment boundaries in Maple Ridge and indicated that the school in the current catchment area is already at capacity. He expressed concern that the children of potential owners of property in the neighbourhood will not be able to go to that school and that there is no school planned for the area in the future. He advocated for discussions with the School District to work through these issues.

Ken Hemminger

Mr. Hemminger presented a site map of properties in various stages of development in the Silver Valley area. He asked when continuing concerns over traffic in and out of Silver Valley will be addressed and when the creation of a second access route to the area will become a financial focus. He asked that this particular development be put on hold until road infrastructure has been completed.

Doug Stanger – on behalf of the Silver Valley Neighbourhood Association

Mr. Stanger stated that the Silver Valley Neighbourhood Association did not support this application at the present time due to the fact that Silver Valley has experienced continued growth with no infrastructure put in place to deal with that growth. He stated that neither 130 Avenue nor 236 Street has been upgraded to deal with increased traffic and expressed concern of a further negative impact on these routes as a result of traffic coming from the proposed development. Mr. Stanger asked for additional access routes to Silver Valley and infrastructure to be put in place prior to further development.

Karlis Kesans

Mr. Kesans is opposed to the application in that it is out of character with the existing community. He expressed concern over the safety for persons walking along Fern Crescent.

Jason Banbury

Mr. Banbury is opposed to the application. He cited lack of infrastructure to support the development, narrow roads that cannot support traffic increases, safety concerns should Fern Crescent become impassable, lack of areas to walk safely, lack of transit and the lack of a public school to support children in the area as concerns. Though Mr. Banbury stated he is not against reasonable development, he questioned the number of townhouses being put on a property of this size and felt it irresponsible to develop this type of high density without the proper infrastructure in place.

Dave Ross

Mr. Ross expressed concern about the higher density of the proposed townhouse development. He asked that the design of the complex be re-examined should rezoning be adopted and that traffic issues of 133 Avenue be addressed. He also asked that the some of the mature trees on the property stay in place.

Linda Archibald

Ms. Archibald expressed concern with the lack of schools in the area to support high density developments. She asked for more sidewalks to allow people to walk children to school and advocated for more schools.

Peter Tam

Mr. Tam urged Council to review the methodology of handling rezoning and development in the Silver Valley Area. He felt the Silver Valley Plan should be looked at again to review what is currently being done in the area and suggested turning the property into a park with a school on it.

Ken Hemminger

Mr. Hemminger indicated on a map the sites for further development in the Silver Valley Area. He expressed concern with a development variance on a particular site for reduction in carriageway wide at a section of 236 Street which is dangerous.

The Manager of Development and Environmental Services provided clarification on the development variance.

George Serra

Mr. Serra urged Council to speak to School District No. 42 senior staff about the school issues in the Silver Valley neighbourhood, particularly as related to the capacity of Yennadon Elementary School.

Mayor Daykin advised that senior staff from the District and the School District have met on several occasions and that meetings are ongoing.

Bill Archibald

Mr. Archibald suggested putting a road through to 136 Street via an old logging road.

Jason Banbury

Mr. Banbury described issues experienced by residents during snow events, power outages and emergency situations which caused safety issues for vehicles accessing the area. He expressed concern about the impact an extra 51 townhouse units will have on the safety of the local routes which he considers already narrow and dangerous. Mr. Banbury asked whether the current water tower can supply enough water to the area and questioned how water runoff from the proposed development will be managed. He stated that Smart Growth looks at density in a walkable sense and expressed that this type of development in this area is not Smart Growth.

Ken Hemminger

Mr. Hemminger questioned whether the planned integrated storm water management plan for the site will be able to capture the large amount of water coming for the proposed development.

Wilson Chang – Applicant Representative

Mr. Chang advised that a day care facility can be provided 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 8:49 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer