

District of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

March 1, 2010
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor J. Dueck
Councillor A. Hogarth
Councillor C. Speirs

Appointed Staff

J. Rule, Chief Administrative Officer
M. Murray, General Manager of Community Development,
Parks and Recreation Services
J. Bastaja, Acting General Manager Corporate and Financial
Services
F. Quinn, General Manager Public Works and Development
Services

ABSENT

Councillor L. King
Councillor M. Morden

J. Pickering, Director of Planning
C. Marlo, Manager of Legislative Services
A. Gaunt, Confidential Secretary

Other Staff as Required

C. Goddard, Manager of Development and Environmental
Services

1. **DELEGATIONS/STAFF PRESENTATIONS** – Nil

2. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note: The following items have been numbered to correspond with the Council Agenda:

1101 **RZ/063/09, 24108 and 24086 104 Avenue, 10366 240 Street, 10336 240A Street, RS-2 and RS-3 to RM-1**

Staff report dated February 18, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6713-2010 to permit a 96 unit townhouse development be given first reading and be forwarded to Public Hearing.

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

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 9, 2010.

1102 RZ/095/08, 22590 116 Avenue, RS-1 to RM-1

Staff report dated February 22, 2010 recommending that Maple Ridge Zone Amending Bylaw No. 6721-2010 to permit a 6 unit townhouse development be given first reading and be forwarded to Public Hearing.

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

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 9, 2010.

1103 Excess Capacity/Extended Services Agreement LC 139/09, 232 Street and Silver Valley Road

Staff report dated February 9, 2010 recommending that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 139/09.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 9, 2010.

3. **FINANCIAL AND CORPORATE SERVICES (including Fire and Police)** – Nil
4. **COMMUNITY DEVELOPMENT AND RECREATION SERVICES** – Nil
5. **CORRESPONDENC** – Nil
6. **OTHER ISSUES** – Nil
7. **ADJOURNMENT** – 1:26 p.m.
8. **COMMUNITY FORUM**

Chuck Wickson – speaking to Item 1102

Mr. Wickson expressed concern that increased traffic from the proposed townhouse complex during and after construction will damage the driveway and homes of the existing strata complex. He also expressed concern that units in the proposed complex may be rental units and that the proposed design of the development is not compatible with existing townhouses.

Henny Bouwhuis - speaking to Item 1102

Mr. Bouwhuis expressed concern over the negative impacts of increased traffic on the existing driveway through the complex, citing that the driveway was meant to allow connection to a single family home and was not built to withstand the traffic coming from a multi-family complex. He was also expressed concern over the impact of heavy truck traffic on the existing complex and driveway during the construction phase of the project. He also questioned the storage of materials in the yard of the proposed development.

Keith Henrey – speaking to Item 1102

Mr. Henrey echoed points raised by other speakers. He spoke to the steepness of the road and the impact of large trucks using the driveway and leaving behind mud and materials from a construction site. He stressed the existing strata pays for the maintenance of the driveway connecting the two properties and expressed concern that the developer of the proposed site has not indicated they will share responsibility for the road. He indicated that materials are presently being stored on the proposed development and questioned whether this was legal.

John Jones – speaking to Item 1102

Mr. Jones expressed concern that the height of the buildings in the proposed townhouse complex will destroy the view for all existing residents.

A. Hogarth, Acting Mayor
Presiding Member of the Committee