

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

February 15, 2005

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 15, 2005 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

Mayor K. Morse  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor C. Gordon  
Councillor J. Harris  
Councillor F. Isaac  
Councillor C. Speirs

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
J. Pickering, Director of Planning  
G. Fujii, Manager of Development and Environmental Services  
C. Marlo, Confidential Secretary  
F. Quinn, General Manager Public Works and Development Services

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Note: Councillor Gordon was not in attendance at the start of the meeting as she owns property adjacent to item 1 and was excused from discussion of this item.

Mayor Morse called the meeting to order and explained the procedure and rules of order of the Public Hearing. She advised that in accordance with the Community Charter, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until they are either adopted or defeated. The by-laws will be considered further at the next Council Meeting on February 22, 2005.

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

**1a) RZ/073/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6282-2004**

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

**LOCATION:** 12161 237 Street

**PURPOSE:** To amend Schedule “B” of the Official Community Plan (as shown on Map 685)

**FROM:** Agricultural

**TO:** Compact Housing (30-60 units per net hectare) and include the lands into the Urban Boundary

**AND**

To amend Schedules “A” & “H” of the Official Community Plan to include the site into Development Permit Area XV(16) (as shown on Map No. 686) to ensure the form and character of development at the building permit stage.

**1b) RZ/073/04**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6283-2004**

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

**LOCATION:** 12161 237 Street

**FROM:** A-1 (Small Holding Agricultural)

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

**PURPOSE:** To permit a 78 unit strata development.

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

- Application Information
- Site Characteristics
- OCP Context
- Submitted Information
- Development Information Meeting
- Development Considerations
- Project Details

The applicant’s representative, Wayne Bissky, described the site layout noting that the trees along the borders will be retained. He displayed renditions of typical units and indicated that availability of parking is in excess of what is required.

The Municipal Clerk advised that one email was received from Richard Erickson and circulated to Mayor and Council.

**David Hargroth**

Mr. Hargroth expressed concerns about parking for the proposed development, increased traffic and an increase in inappropriate behaviour from the extra people who would be living in the area. He displayed a photo of some of the litter that has been left along the side of the street which he attributed to people living in Gabriola Estates. He requested that the applicant build a fence on his property.

**David Hargroth**

Mr. Hargroth cited incidents of existing residents leaving litter in front of his home. He asked where the entrance way would be and suggested that the area needed a park rather than this development. He also expressed concerns regarding the intersection of 237 Street and Dewdney Trunk Road.

The Manager of Development and Environmental Services advised that the traffic study indicated that there would not be a negative impact on the intersection from the increase in traffic.

**Judy Marshall**

Ms. Marshall was concerned with the impact of more traffic. She pointed out that there is no light at 237 Street and Dewdney Trunk Road and expressed her opinion that the intersection would be greatly impacted. She asked if there are any plans to widen 237 Street as it is very narrow. The Manager Development and Environmental Services indicated that the applicant will be required to upgrade 237 Street to an urban standard with a sidewalk on one side. Ms. Marshall asked if the open ditches would be looked at and asked where the entrance is situated. The Manager Development and Environmental Services displayed the site plan and pointed out that there are two entrances – one at the north end of the development and one at the south end of the development. Ms. Marshall said that there are already traffic problems from people coming out of Gabriola Estates.

**Kabel Atwal, Applicant's Representative**

Mr. Atwal clarified that the traffic analysis indicated that the resulting amount of traffic from this project would be handled by the existing roads and intersections. There would be some impact on left hand turns turning peak hours but this was within the guidelines of what is considered acceptable. The applicant is aware of the requirement to upgrade the road and is willing to undertake that work. He described the improvements that would be made to 237 Street.

**David Hargroth**

Mr. Hargroth displayed a photograph of the street and expressed his opinion that widening wouldn't do anything for the neighbourhood.

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

**2a) RZ/106/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6280-2004**

**LEGAL:** Lot A, District Lot 399, Group 1, Plan LMP15241, New Westminster District

**LOCATION:** 22255 122 Avenue

**PURPOSE:** To amend Schedules "A" and "H" of the Official Community Plan to remove from Development Permit Area XV(10) and designate as Development Permit Area XXII(5) to ensure the form and character of development at the building permit stage.

**2b) RZ/106/04**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6281-2004**

**LEGAL:** Lot A, District Lot 399, Group 1, Plan LMP15241, New Westminster District

**LOCATION:** 22255 122 Avenue

**FROM:** RM-5 (Low Density Apartment Residential)

**TO:** RM-2 (Medium Density Apartment)

**PURPOSE:** To permit the development of a 62 unit apartment building.

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

- Application Information
- Site Characteristics
- OCP Context
- Neighbourhood Context
- Submitted Information
- Project Details
- Development Information Meeting
- Development Considerations

Wayne Bisskey, the applicant's representative, provided further details of the design noting that the underground parking lot would have more parking stalls than required by the District.

**Garry Hampton**

Mr. Hampton felt that parking is the main issue. He felt that the parking requirements should be 2 stalls per unit plus 15% more for visitor parking. He expressed concerns about crime in the area and suggested that having cars off the street will stop break-ins.

**Jane Douglas**

Ms. Douglas attended the development information meeting and stated that she was impressed with the building and landscaping designs. She was concerned about traffic impacts on Hillside Street and 123 Avenue. She asked if the units would be owner-occupied or rented out. She noted that the designs displayed were preliminary designs and asked how much they could be changed. She asked if this would be an adult only building and if not what open space would be available for the children and pets that would be living in the units. She asked how a building of this scale would affect sewage and water.

**Al Hogarth, Applicant's Representative**

Mr. Hogarth advised that it is the applicant's intention to sell all the units. The building will not be specific to one age group. They are aiming to have 30% of the units compliant with safer home standards for seniors. The design group is working on how they can provide a secure underground parking area and provide visitor parking. Security for the people who live there will be paramount. The applicant is looking at installing security cameras in the complex. He indicated that the market will dictate how the units are sold. The units are designed to blend in with today's market demands.

**Owen Desaulniers**

Mr. Desaulniers was concerned about traffic and parking as the area already has problems due to the overflow from other apartments in the area. He felt that all traffic could be diverted through 123 Avenue rather than affecting Hillside Street.

**Wayne Bissky, Applicant's Representative**

Mr. Bissky advised that there will be no access to the apartment building off 123 Avenue. All access will be off 122 Avenue. It is not anticipated that any traffic would be generated to Hillside Street by this project.

**Nadine Ogilvie**

Ms. Ogilvie expressed concerns about traffic on Hillside Street and security for residents of this area.

**Owen Desaulniers**

Mr. Desaulniers felt that traffic would be coming up Hillside Street. Mayor Morse indicated that there would be no entrance to the apartment from 123 Avenue. The entrance is off 122 Avenue.

**Jane Douglas**

Ms. Douglas pointed out that at the open house meeting she was informed that while there would be no formal entrance on 123 Avenue, the apartments on the north side would have access from that side. Although parking is not anticipated by the applicant she felt they could expect vehicles to be parking on 123 Avenue if they can access their apartments from 123 Avenue. She asked if residents needed to be aware of anything in terms of the construction phase of the development. She asked how their units would be affected during construction.

**Wayne Bissky**

Mr. Bissky responded to questions that had been posed. He advised that 3 units would have access from 123 Avenue. He indicated that the designs shown at the Public Hearing are the final designs. A civil engineer will be looking at the water and sewage system and if the services are not adequate, development cannot occur.

**Garry Hampton**

Mr. Hampton felt that Hillside Street required an additional access route in the event of an emergency. He indicated that, as 123 Avenue already has a lot of cars parked along it, the extra vehicles from the units on 123 Avenue would result in people parking on Hillside Street.

Mayor Morse asked that staff provide any available statistics on how often people who have underground parking use the streets for parking.

**Nadine Ogilvie**

Ms. Ogilvie reiterated her concerns about parking, speeding and safety.

**Jody Kruchowski**

Ms. Kruchowski asked to be informed in advance when construction personnel will need access to her backyard. Mayor Morse suggested that Ms. Kruchowski speak to staff following the meeting about this request.

**Nadine Ogilvie**

Ms. Ogilvie stated that she has the same concerns as Ms. Kruchowski.

**Jane Douglas**

Ms. Douglas enquired as to what the next steps are for this application. Mayor Morse explained the process. Ms. Douglas asked if there are any plans to open 123 Avenue towards 222 Street. The General Manager Public Works & Development Services advised that the extension of 123 Avenue will progress as properties develop.

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

**3) RZ/026/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6289-2004**

**LEGAL:** Rem. Lot 14, Section 21, Township 12, Plan 57747, New Westminster District

**LOCATION:** 23981 Dewdney Trunk Road

**PURPOSE:** To amend Schedules "A" and "H" of the Official Community Plan to designate as Development Permit Area XXIX(3) to ensure the form and character of development at the building permit stage.

The Municipal Clerk advised that no correspondence was received for items 2 and 3.

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

- Application Information
- Project History
- Site Characteristics
- OCP Context

There being no 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 8:11 p.m.

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk