

Corporation of the District of Maple Ridge

PUBLIC HEARING

May 17, 2005

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 17, 2005 at 7:00 p.m.

PRESENT

Elected Officials

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

ABSENT

Councillor C. Gordon
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
B. McLeod, Manager of Parks and Open Spaces
C. Marlo, Confidential Secretary

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 May 24, 2005.

The Municipal Clerk advised that no correspondence was received for any of the items on the agenda.

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

1) RZ/129/03

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6306-2005

LEGAL: Lot G, District Lot 242, Plan 15242, New Westminster District

LOCATION: 21222 – 123 Avenue

FROM: RS-1 (One Family Urban Residential)

TO: R-1 (Residential District)

PURPOSE: To permit the future subdivision into two residential lots.

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

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

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

2a) RZ/122/04

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6319 - 2005

LEGAL: Lots 6 & 7, District Lot 247, Plan 8981, New Westminster District

LOCATION: 21500 & 21514 Donovan Avenue

PURPOSE: To amend Schedule “B” of the Official Community Plan (as shown on Map 697)

FROM: Single Family Residential (15 units per net hectare)

TO: Single Family Residential (18 units per net hectare)

2b) RZ/122/04

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6320 - 2005

LEGAL: Lots 6 & 7, District Lot 247, Plan 8981, New Westminster District

LOCATION: 21500 & 21514 Donovan Avenue

FROM: RS-1 (One Family Urban Residential)

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

PURPOSE: To permit the future subdivision of 4 lots.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Submitted Information
- Project Details
- Development Considerations

Dave Smith, KEEPS

Mr. Smith asked if any significant large trees would be coming down. The Manager Development and Environmental Services indicated that this will be determined at subdivision stage. The applicant's agent, David Laird, advised that the large trees at the back of the property are protected by covenant and by set back regulations. Basically the back of the property will not be touched.

Ken Macrae

Mr. Macrae requested information on the size of the lots as they appeared to him to be smaller than others in the neighbourhood. Mayor Morse indicated that the lots are similar in size to others on the street.

Hans Moller

Mr. Moller indicated that McKenney Creek runs through a pipe between the two properties. A previous property owner was denied the opportunity to subdivide because of that pipe. He asked if the developer is planning to put duplexes on the properties. The Manager Development and Environmental Services displayed the survey map which indicated that McKenney Creek runs along the back of the property. Mr. Moller disagreed with the surveyor's map. The Manager Development and Environmental Services advised that the development plan is for single family houses.

Ken Macrae

Mr. Macrae asked if the dashed lines shown on the map between lots 3 and 4 are setbacks.

David Laird, Applicant's Agent

Responding to Mr. Moller's comments on McKenney Creek, Mr. Laird advised that the pipe he referred to is an existing storm sewer pipe that comes through lot 5 on an angle and feeds into McKenney Creek. This pipe will be relocated when development takes place. The setback is 15 metres from the creek as established by a BC Land Surveyor. The lines between lots 3 and 4 are sanitary rights of way.

Leona Kirksen

Ms. Kirksen asked that the information on the setback from the creek be repeated. David Laird advised that the setback is 15 metres.

Andrea Twitchett

Ms. Twitchett asked if the setback is 15 metres on both sides of the creek. Mayor Morse responded that the 15 metre setback requirement is a new regulation so the setback for the existing development on the other side is different.

Hans Moller

Mr. Moller asked what the purpose is of the meeting and expressed his opinion that the developer would be allowed to go ahead whether citizens say anything or not. Mayor Morse explained that the purpose of the meeting is not to stop development but to bring concerns forward. She noted that a development could be stopped as a result of a Public Hearing and cited recent examples of this. Mr. Moller suggested that Council should have the records relating to the person who was denied the right to subdivide and reiterated that the pipe is not a storm sewer but the creek.

Leona Kirksen

Ms. Kirksen expressed concerns about parking particularly if the homes have secondary suites. The Manager Development and Environmental Services advised that the District parking bylaw requires 2 parking spaces per dwelling. Ms. Kirksen asked how you stop people from parking 6 vehicles. Mayor Morse responded that you can't; that you promote transit.

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

3a) RZ/112/04

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.
6309 - 2005**

LEGAL: Portion of Lot A, Section 3, Township 12, Plan BCP5542, New
Westminster District

LOCATION: Portion of 10300 Industrial Avenue

PURPOSE: To amend Schedule "B" of the Official Community Plan (as shown on
Map 695)

FROM: Reclamation Area & Compact Housing (40 units per net hectare)

TO: Conservation and Compact Housing (30 units per net hectare)

3b) RZ/112/04

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6310 - 2005

LEGAL: Portion of Lot A, Section 3, Township 12, Plan BCP5542, New Westminster District

LOCATION: Portion of 10300 Industrial Avenue

FROM: M-2 (General Industrial)

TO: R-1 (Residential District)

PURPOSE: To permit the future subdivision of approximately 114 lots.

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

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

Bill Archibald

Mr. Archibald expressed concerns about development proceeding in bits and pieces in this area. He asked when the equestrian trail through Albion Park would be completed and if the alternate trail on the 104 Avenue right of way would be kept open until completion. The Manager of Parks and Open Spaces advised that the District does not have a time frame for construction of the trail within Albion Park but does have a commitment from the developer to provide an alternate route. David Laird confirmed that the developer has made a commitment to build an equestrian trail through Albion Park and will do so during Phase 3 of the development. During Phase 2, the 104 Avenue right of way will not be touched. He confirmed that 104 Avenue would remain a public right of way.

Dave Smith

Mr. Smith spoke of his desire for the developer to focus on reclamation opportunities, particularly for Spencer Creek. He indicated that he was impressed that the developer had extended his hand across to Albion Park to build a trail but asked that he not stop there.

Mayor Morse asked when the landscape design would be submitted. The Manager Development and Environmental Services advised that Council approved Development Permit XXX for alteration of the land around Spencer Creek. The details were not available at the Public Hearing but that information could be provided to Council.

Ken Macrae

Mr. Macrae noticed that on the rezoning application the reclamation area is dropped and asked if it is complete. The Manager Development and Environmental Services responded that the reclamation designation addresses the soils from the previous operation. Mr. Macrae noted that the site was all gravel and is very steep. The Manager of Development and Environmental Services advised that there will be further grading to accommodate the lower phase. Mr. Macrae asked if Council takes the geotechnical report as a stamp that the site is okay and what would happen if the site settles and moves after the five year new home warranties expire. The Manager of Development and Environmental Services responded that an additional geotechnical report would be required at subdivision stage. He indicated that these reports are vetted rigorously by staff.

Janice Dowling

Ms. Dowling requested an explanation of special residential zoning. The Municipal Clerk advised that this zoning requires a 9,000 sq. ft. lot size which makes it a large lot subdivision. Ms. Dowling commented on small lot developments and asked why the District continues with this form of development. The Manager of Development and Environmental Services indicated that the minimum size for lots in this development is 4,000 sq. ft. The more compact lots Ms. Dowling referred to are 2,500 sq. ft. Mayor Morse added that the lots in this development will be larger than other developments in Albion. Ms. Dowling asked why this development is happening now when she has read in the paper that development in Thornhill will not happen until 2020. Mayor Morse noted that this is not part of Thornhill; it is in the urban area. Ms. Dowling asked if Jackson's Farm is part of Thornhill. The Director of Planning advised that it is not; it is part of Albion.

Kevin Hodgins

Mr. Hodgins expressed concerns about traffic and parking in the area. He asked if the design would allow for cars to be parked in driveways if the owners are using their garage for storage. The Manager of Development and Environmental Services responded that the zoning requires two car spaces per dwelling. The homes in Phase 3 are intended to have front garages with driveways leading to the road which could accommodate two vehicles. Mayor Morse added that this development would be a different configuration than the other developments in Albion. Parking regulations are the same throughout the District. Mr. Hodgins suggested that the area laid out for a park is so steep that it might as well be left as gravel. Mayor Morse indicated that it is necessary to designate the area as park so it can be dedicated to the municipality. There are many other inactive park areas in the District which enable the creation of green space.

Dave Smith

Mr. Smith raised concerns with onsite construction parking, traffic, and impacts on police and fire services. He stressed that parking should be on site. He asked if the development is being

done in phases as parts still are being assessed by the Ministry of Water, Land and Air Protection. Mayor Morse responded that he was correct.

Bill Archibald

Mr. Archibald enquired how far south the sidewalk would be constructed and what was being done with the water running down from the neighbouring gravel pit. David Laird advised that there will be a sidewalk along one side of 102 Avenue to 104 Avenue. The water flow from the neighbouring pit should be running north and this will be corrected during development.

Ken Macrae

Mr. Macrae asked that the map be displayed showing where Spencer Creek runs. David Laird displayed the map and described the flow of Spencer Creek and the drainage plan for the development.

Susan Bliss

Ms. Bliss expressed her concern about traffic and stated that she did not want another Citadel Heights. She felt the lots should be one acre in size. She noted that most people speed in the area and there has already been a death of a child on 102 Avenue because of increased traffic.

Dave Smith

Mr. Smith spoke of the need for an area plan for the rest of Albion and for Thornhill. He did not believe that proceeding in a piecemeal fashion is doing a service for the community.

Brian Ruddick

Mr. Ruddick asked what was meant by “no correspondence”. Mayor Morse advised that this meant that Council could not receive any correspondence specific to this agenda item following the Public Hearing. Mr. Ruddick cited concerns with traffic and policing of the area. He asked if a fire hall would be going in. Mayor Morse advised him of the planned location of a fire hall in this area. Councillor Dueck pointed out that correspondence includes email.

Ron Gehring

Mr. Gehring expressed his opinion that the developer was not giving up much by dedicating the incline as green space. He felt that more usable park space is needed for children. He agreed with previous speakers about parking and small lot development. He stressed the need for more on site parking not only for cars but for larger trucks and vans. He noted that if there was more space for cars and more parks for people the two would not meet as often.

Kevin Hodgins

Mr. Hodgins questioned if the District would be liable if the bank gives way as was the case in North Vancouver last year. David Laird described the extensive testing that has been done and noted that the situation with this property is totally different from the North Vancouver site. The Chief Administrative Officer advised that the District cannot give up potential liability.

Ken Macrae

Mr. Macrae asked if the dotted area on the plan was a park. David Laird responded that this is the area that is under investigation by the Ministry of Water, Land and Air and it cannot be subdivided until the Ministry has given its clearance. Mr. Macrae asked if any tot lots or parks are planned for that area during the completion of the project. Mr. Laird described the plans for that area which include residential lots, a conservation area and a section that is owned by the municipality. He indicated that the developer had originally suggested tot lots but District staff looked at the area and determined that there were sufficient parks.

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 8:20 p.m.

K. Morse, Mayor

Certified Correct

T. Fryer, Municipal Clerk