

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

November 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 November 15, 2005 at 8:00 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  
C. Goddard, Manager of Development and Environmental Services  
C. Marlo, Confidential Secretary

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Note: Councillor Speirs was not in attendance at the start of the meeting.

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 November 22, 2005.

The Mayor then called upon staff to present the following items on the agenda:

**1a) RZ/091/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6347-2005**

**LEGAL:** Lot 2, Section 28, Township 12, Plan 35466

**LOCATION:** North East corner of 236 Street and 133 Avenue

**PURPOSE:** To remove from Development Permit Areas XXI (19) and XXXI (1)

**1b) RZ/091/04**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6348-2005**

- LEGAL:** Lot 2, Section 28, Township 12, Plan 35466
- LOCATION:** North East corner of 236 Street and 133 Avenue
- FROM:** RS-3 (One Family Rural Residential) and C-5 (Village Centre Commercial)
- TO:** R-1 (Residential District)
- PURPOSE:** To permit the future subdivision of approximately 51 single family lots ranging in size from 371m<sup>2</sup> to 748m<sup>2</sup>.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Application Details
- Preliminary Subdivision Layout

The Municipal Clerk advised that correspondence was received via email from John Lyotier and circulated to Council and senior staff.

**Wayne Bissky, Applicant's Representative**

Mr. Bissky indicated that the proposed development is in compliance with the designation of the property in the Official Community Plan and is compatible with the area plan. He confirmed that the outcropping referred to the staff report will be protected. He advised that the previous application for R-3 zoning had evolved into an application for R-1 zoning. If the application is approved the developer will be seeking a variance for height for the lots in the middle of the development.

Note: Councillor Speirs arrived at 8:13 p.m.

**Ken Hemminger**

Mr. Hemminger took exception to a statement in the Executive Summary of the staff report that the application is in compliance with all items in the Official Community Plan (OCP). He cited specific Guidelines and Policies that he felt were not adhered to and asked for assurance that the site would support the policies and guidelines of the OCP. He indicated that he had concerns about the hydrology of the site and referred to correspondence from the Department of Fisheries and Oceans and from the Ministry of the Environment.

**Gavin Roache**

Mr. Roache spoke in favor of the original application for RS-3 zoning and submitted that the plan presented at the Public Hearing was so different from the plan presented at the Development Information Meeting that a second Development Information Meeting should have been held. He felt that the minutes of that meeting included information that should not have been in there and that not all issues raised were included in the minutes. He felt that Development Information Meetings should be overseen by District staff rather than applicants. He felt that this proposal should not be rushed through Council and should be rejected until it meets the intent of the Silver Valley Area Plan. Mr. Roache submitted a letter.

**Carol Kostachuk**

Ms. Kostachuk expressed concerns about construction traffic and the lack of parks and commercial nodes for residents of Rock Ridge. She felt the property should be zoned C-5, Village Centre Commercial and Parkland. She did not feel the area should be all residential. If she had known the area would be all residential she may not have bought a home in the area. She submitted a copy of her presentation and letters from other residents who were unable to attend the meeting.

**Dwaina Sprague**

Ms. Sprague spoke of the impact of development on the headwaters of Fern Creek. She felt that no one is listening to the concerns of the people who live there. She is opposed to the application as it does not reflect the guidelines of the OCP or the Silver Valley Area Plan. The application makes a mockery of the community's vision of the neighbourhood. She called on Council to uphold the OCP and the Silver Valley Area Plan and say no to this application. She submitted her letter to Council.

**Doug Stanger**

Mr. Stanger stated his opposition to this development. He commented on the differences between the plan proposed at the Development Information Meeting and the plan presented at the Public Hearing. He suggested that there should have been another Development Information Meeting. He felt that the application in its present form is not in accordance with the Silver Valley Area Plan. He asked that Council turn down the application and show its commitment to area plans. He submitted a letter to Council.

**Rob Archibald**

Mr. Archibald had safety concerns related to construction traffic traveling along the steep hill on 236 Street. He pointed out that there are no parks in the area that residents can walk to. He asked that parks be developed or better road access to parks be provided.

**Lyn Peters**

Ms. Peters did not feel adequate notification and information was provided to the public on this application. She expressed concerns about the lack of stores and parks within walking distance of Rock Ridge, the erosion of the trail system, the increase in traffic and the lack of a plan to deal with the secondary suites and home businesses that exist in Rock Ridge. She recommended that trucks be prohibited from using engine breaks in urban areas. She felt that construction traffic

would be reduced if developers were required to recycle soil on site. She indicated that the 5% buy back program for parkland is being used too much. She submitted a letter to Council.

**Peter Tam**

Mr. Tam stated his opposition to the application. He felt the changes were not doing anyone any good and went against the basic principles of community. He indicated that Rock Ridge is still a scattered pocket in the middle of nowhere.

**Dr. Shiraz Mawani on behalf of Moreno Rossi**

Dr. Mawani read a letter from Mr. Rossi citing his reasons for supporting the proposal presented at the Development Information Meeting and opposing the plan now being presented. He felt the new plan does not comply with the OCP or the Silver Valley Area Plan and questioned why staff indicated that it does. He was told by the developer that the plan was changed because staff told him that Council would not support any more small lot development. He asked why Council is directing developers to implement plans that do not comply with the Silver Valley Area Plan or Smart Growth on the Ground. Mr. Rossi's letter was submitted to Council.

**Peter Barnes**

Mr. Barnes expressed his concern at the comments of Mr. Rossi and suggested that Council investigate his allegations. He asked that more information be provided on why changes were made to the project. He had concerns about traffic, storm water management, Fire and Police response time and the lack of parks, schools and a neighbourhood store.

**Dr. Shiraz Mawani**

Dr. Mawani expressed concern about the changes to the project from what was presented at the Development Information Meeting and asked what had driven those changes. He did not feel that notifying property owners within a 50 meter radius was sufficient and suggested Community Associations be included in mail outs. He also suggested that minutes of Development Information Meetings be distributed to the people who were in attendance. He indicated that when Rock Ridge was started the community raised concerns as it does not fit in with the Silver Valley Area Plan and he suggested that as property is developed Council ask how it will contribute to the community.

**Wendy Bastiaanssen**

Ms. Bastiaanssen echoed the concerns of the previous speakers. She is a new resident of the area and feels it is an isolated area whose livability is questionable at this time. New development will only add to the concerns. She pointed to the lack of playground space and green space and to the safety concerns posed by construction traffic going to phase 5. She felt that planning should reflect the needs of the population.

**Joe McCamley**

Mr. McCamley asked who is accountable for the lack of stores and parks that were promised to the residents. He asked why Council is considering this application and felt that there should be an explanation of why promises have not been carried through.

**Ken Hemminger**

Mr. Hemminger stressed the need to identify whether the property can accommodate the storm water requirements of a 51 lot subdivision and to identify the location of significant trees and how the lots will align with those trees. He asked that good soil management practices be exercised and that the project reflect the wishes of all in the District and meet all policies. He submitted a letter to Council.

**Gavin Roache**

Mr. Roache displayed a map of the Silver Valley Area Plan and pointed out that the original Rock Ridge development was in place before the Plan was approved. He indicated that the development was grandfathered and that this application continues that grandfathered area further west. This application does not accommodate the increased density that was part of the Silver Valley Area Plan and if development continues in this manner we will not meet the density requirements of the Plan.

**Peter Barnes**

Mr. Barnes stated his expectation that allegations made at this Public Hearing would be followed up on and comments given at a later date. He would have liked a statement in the report on any impact to the creeks and an arborist's report. He asked if a new environmental report had been done. He felt that the District should have additional environmental staff.

**Carol Kostachuk**

Ms. Kostachuk read letters from Elena Hagedorn, John and Wendy Bastiaanssen, Kelly Lawlor and Lisa Aschenbrenner expressing concerns about the lack of parks in the area.

**Dr. Shiraz Mawani**

Dr. Mawani expressed his frustration with the lack of implementation of the Silver Valley Area Plan and read quotes from correspondence that he had received from Patrick Condon.

**Carol Kostachuk**

Ms. Kostachuk read letters from Lolita Sward, Victor Kwan and Donna Woodward expressing concerns about this application.

**Dr. Shiraz Mawani**

Dr. Mawani asked if the original proposal could be displayed at the meeting. The Director of Planning responded that staff did not have the original proposal at the meeting.

**Joel Lycan, Applicant's Representative**

Mr. Lycan provided background information on the changes made to the OCP as a result of the Silver Valley Area Plan pointing out that under the Plan the commercial component was moved closer to the river. He noted that the Plan covers 1600 acres and this application is for a 6 acre property. Not every parcel will provide for each item in the Plan. As development occurs parks will be provided for. He indicated that the applicant was directed by staff in early 2005 to revisit the proposed R-3 zoning as Council had concerns with the results of that zoning in Albion. He displayed a drawing of the site plan for the previous application pointing out that the lanes and

detached garages have been eliminated and the density changed from 63 lots to 51 lots. The balance of the layout remains intact. He submitted a letter to Council.

**Don Bowins, Applicant's Representative**

Mr. Bowins indicated that the Fire Department has reviewed the application and the homes will include sprinklers. He described the storm water management system that will be used and indicated that it meets the guidelines of the Department of Fisheries and Oceans.

**Wayne Bissky, Applicant's Representative**

Mr. Bissky indicated that he had been directed by the applicant to design the project to be in compliance with the Official Community Plan. There is no intention to develop outside of the requirements of the Silver Valley Area Plan. He stated that speakers were correct that the area is lacking facilities but pointed out that we are only at the beginning of the Plan. Parks and schools will be coming in the future. The area is laced with green space. He expressed surprise that people are asking for commercial space as, in his experience, people are usually opposed to commercial. He felt that there is a need for affordable housing in the community.

**Peter Tam**

Mr. Tam felt that while there was a working mechanism between the developer and municipal staff, residents were left out of the loop. The plan was changed but residents were not notified. To have a good community, residents must be involved in the process. He asked if the existing infrastructure can support further development. Residents are not convinced that this is a good thing to do right now.

**Lyn Peters**

Ms. Peters noted that conservation area was lost through a recent application and more will be lost if this application goes through. She indicated that the area needs green space and Council needs to listen to the public.

**Gavin Roache**

Mr. Roache referred to a comment by the Applicant's Representative that the community needs affordable housing. He felt that townhouses would fill this need better than single family homes.

**Peter Barnes**

Mr. Barnes wondered why a plan that had support from citizens was changed. He felt it was inappropriate to require the developer to spend additional money to change a plan that had community support. He suggested that the previous application should be given further consideration.

**Doug Stanger**

Mr. Stanger disagreed with the comment that people would oppose commercial space. He felt it is important to locate people within walking distance of a convenience store.

The Manager Development and Environmental Services provided clarification of the location of the commercial centre within the Silver Valley Area Plan. That area is identified on the Silver Valley Area Plan map as being located at the River Village.

**Carol Kostachuk**

Ms. Kostachuk noted that people will still have to drive down the hill to get to the commercial area. She felt that removing the townhouses from the site plan removes the affordability factor. She questioned why parks were located in Albion at the same time as development occurred but Rock Ridge, which was built first, doesn't have any parks. The General Manager Community Development, Parks and Recreation confirmed that the parks in Albion were located within the developing area whereas the parks in Rock Ridge are located in areas that have not yet developed. It is anticipated that the park to the northwest will be constructed in 2006.

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

Note: The meeting recessed at 9:56 p.m. and reconvened at 10:01 p.m.

**2a) RZ/049/05**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6336-2005**

**LEGAL:** Lot 20, District Lot 401, BCP9284

**LOCATION:** 11657 Ritchie Avenue

**PURPOSE:** To amend Schedule "B" of the Official Community Plan

**FROM:** Apartment and Conservation

**TO:** Conservation and Apartment (100-250 units per net hectare) (shown hatched)

**AND** To amend Schedules "A" and "H" of the Official Community Plan to include the site into Development Permit Area XXII(6) (as shown on Map No. 701) to ensure the form and character of development at the building permit stage.

**2b) RZ/049/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6337-2005**

**LEGAL:** Lot 20, District Lot 401, BCP9284

- LOCATION:** 11657 Ritchie Avenue
- FROM:** RS-1 (One Family Urban Residential)
- TO:** CD-1-00 (Comprehensive Development)
- PURPOSE:** To permit the construction of a senior's assisted living apartment comprising of 74 units.

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

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

The Municipal Clerk advised that no correspondence was received on this item.

**Mary Thomson**

Ms. Thomson expressed concern that the trees would be removed from the greenbelt located by the property. The Manager Development and Environmental Services described the development and assured Ms. Thomson that the trees would remain on the greenbelt.

**Jack Kannegieter**

Mr. Kannegieter pointed out the need for pedestrian walkways for the seniors who live in the area.

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

**3) CU/047/04**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.  
6351-2005**

- LEGAL:** Lot 1, District Lot 222, BCP17822
- LOCATION:** 20542 Dewdney Trunk Road
- PURPOSE:** To Designate as TCUP/047/04 to permit the issuance of a temporary commercial use permit for a taxi dispatch center.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Site Plan
- Development Considerations

The Municipal Clerk advised that correspondence was received from George Sousa opposing the application and from the owners of the lot to the south requesting that a solid cedar fence be erected between the properties. Copies of this correspondence were circulated to Council and staff.

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

**4) RZ/052/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6360-2005**

**LEGAL:** Lot 1, Except Phase 1, Strata Plan LMS3721, District Lot 399,  
LMP35292

**LOCATION:** 12229 & 12241 – 224 St

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

**TO:** CD-1-00 (Comprehensive Development)

**PURPOSE:** To permit the construction of a congregate care/apartment for seniors with 87 dwelling units.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information

- Application Details

He provided new information on concerns that were raised by the neighbouring Evergreen Apartment Complex concerning agreements regarding shared facilities and parking. He advised that the applicant has met with the owners and those concerns have been addressed.

The Municipal Clerk advised that no correspondence was received on this item.

**Gregory Van De Kerkhof**

Mr. Van De Kerkhof spoke of the concerns of the owners of Evergreen Apartments with respect to parking. They are questioning if they would be able to rebuild the same number of suites if something occurred that destroyed the building given that the on-site parking does not provide the required number of stalls.

**Garcia Zunino, Applicant's Representative**

Mr. Zunino displayed the site plan and explained parking facilities that are being provided for the Evergreen Apartment complex.

**Pat De Luca**

Mr. De Luca provided further clarification of the issues concerning the Evergreen Apartment complex. He advised that a covenant or easement will be placed in perpetuity on the property to ensure that the parking stalls are available to the owners from Evergreen.

**Al Hogarth**

Mr. Hogarth suggested that access to parking for the Evergreen Apartment Complex might be better if it was on 224 Street.

**Luis Zunino, Applicant's Representative**

Mr. Zunino responded to Mr. Hogarth's suggestion by advising that there is a different setback on 224 Street that makes it difficult to access the apartment building from there.

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

**5) RZ/084/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6354-2005**

**LOCATION:** Maple Ridge Town Centre

**PURPOSE:** To make amendments to the C-3 (Town Centre Commercial) zone, to provide greater development options for existing C-3 zoned properties that are not within the area identified on proposed Zoning bylaw Schedule "G" Ground Floor Commercial Required, by enabling residential uses to be located on the ground floor of a building.

The Director of Planning gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Maple Ridge Town Centre Concept Plan
- Development Information Meeting
- Text Amendments
- Designated and/or Zone Commercial Properties
- Implications

The Municipal Clerk advised that no correspondence was received for this item.

**Al Hogarth**

Mr. Hogarth asked for clarification of the impact of the amendment on the commercial aspect of an apartment project he is proposing for Cliff Avenue. The Director of Planning advised that the amendment does not prohibit him from including a commercial component but it will no longer be a requirement in that area.

**Mr. Huang**

Mr. Huang questioned the specific zoning of property he owns near the Haney ByPass. Mayor Morse indicated that the amendment being discussed at the Public Hearing did not relate to zoning and suggested that staff make note of Mr. Huang's concern and address this as part of the Smart Growth on the Ground project.

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

**6) RZ/085/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6355-2005**

**PURPOSE:** To amend Zoning Bylaw No.3510-1985 to introduce new or amended definitions and provisions to the Zoning bylaw (such as definitions of "must", "person", "commercial vehicles", "Townhouse", "Apartment" and "Place of Worship"), clarification regarding the parking of trailers; inclusion of a severability clause; correct an omission to the H-1 Heritage Commercial Zone to permit a Licensee Retail Store use; and amendments to "RM" prefixed residential zones and CD-3-98,CD-1-99, CD-2-00 to clarify permitted principal uses.

The Director of Planning gave a power point presentation reviewing the proposed text amendments and providing information on the implications of the amendments.

The Municipal Clerk advised that no correspondence was received on this item.

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 10:52 p.m.

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K. Morse, Mayor

Certified Correct

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T. Fryer, Municipal Clerk