

Corporation of the District of Maple Ridge

PUBLIC HEARING

December 13, 2005

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on December 13, 2005 at 7:00 p.m.

PRESENT

Elected Officials

Mayor G. Robson
Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor L. King
Councillor C. Speirs
Councillor K. Stewart

Appointed Staff

J. Rule, Chief Administrative Officer
T. Fryer, Municipal Clerk
M. Murray, General Manager Community Development,
Parks and Recreation
F. Quinn, General Manager Public Works and
Development Services
J. Pickering, Director of Planning
C. Goddard, Manager of Development and Environmental
Services
C. Marlo, Confidential Secretary

Mayor Robson called the meeting to order. The Municipal Clerk explained the procedure and rules of order of the Public Hearing. He 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 December 13, 2005.

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

1) RZ/065/05

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6362-2005

LEGAL: North Half of Lot 2 and the North Half of Lot 3, Both of District Lot 397,
Group 1, Plan 8698, New Westminster District

LOCATION: 22138 & 22150 Dewdney Trunk Road

FROM: RS-1 (One Family Urban Residential)

TO: RM-2 (Medium Density Apartment)

PURPOSE: To permit the construction of a four storey, 58 unit apartment building.

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

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

The Municipal Clerk advised that an email was received from Lori Burns and circulated to Council and staff.

Ron Allan, Project Architect

Mr. Allan advised that he in attendance to answer questions as required.

Dorothy McGowan

Ms. McGowan, speaking on behalf of the Devonshire Co-op located next to the proposed development, asked questions and raised concerns about drainage, privacy, traffic, construction and fire safety. She asked if the development would be rental units or condominiums. She submitted a copy of her presentation.

The Manager Development and Environmental Services provided information on the design plan, landscaping plan and access. He advised that there is a municipal bylaw that regulates the hours of construction. Construction is expected to start in the Spring of 2006 with completion in 10-12 months. He noted that the developer will be required by municipal bylaw to install water sprinklers in each unit. The development will be stratified. He indicated that liability issues would have to be addressed with the developer but that the developer has indicated a willingness to pressure wash the adjoining building if there are problems. He confirmed that the developer may replace the existing wooden fence but it would have to be located on the developer's property line.

Gunnar Rognan

Mr. Rognan requested further information on landscaping. The Manager Development and Environmental Services advised that a row of trees would be planted along the west side in front of the fence. The trees would eventually extend to the second storey. As the townhouse units have been built very close to their property line, the development has been pushed as far east as possible and the building tiered to open up space and light to the townhouse complex.

Dorothy McGowan

Ms. McGowan asked if there is anything in place to put an easement at the back of the building. The Manager Development and Environmental Services advised that there is no capacity to put in a lane at the back.

Gunnar Rognan

Mr. Rognan enquired as to development plans for the two properties to the south. The Manager Development and Environmental Services indicated that staff has had preliminary discussions with the property owner with respect to a possible apartment development but no application has been submitted. Staff would be looking to consolidate as much of that property as possible.

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 7:21 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk