

Corporation of the District of Maple Ridge

PUBLIC HEARING

December 19, 2006

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on December 19, 2006 at 7:00 p.m.

PRESENT

Elected Officials

Acting Mayor J. Dueck
Councillor E. Daykin
Councillor A. Hogarth
Councillor L. King
Councillor K. Stewart

Appointed Staff

J. Pickering, Director of Planning
C. Goddard, Manager of Development and Environmental Services
F. Quinn, General Manager, Public Works and Development
R. Riach, Property and Risk Manager

ABSENT

Councillor C. Speirs
Mayor G. Robson

Acting Mayor Dueck called the meeting to order. The Property and Risk Manager 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 January 9, 2007.

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

1) RZ/014/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6404-2006

LEGAL: Lot 11, Section 27, Township 12, Plan 2510, New Westminster District

LOCATION: 12931 Alouette Road

FROM: RS-3 (One Family Rural Residential)

TO: RS-2 (One Family Suburban Residential)

PURPOSE: To permit subdivision into three lots approximately 0.4 ha (one acre) in area.

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

The Property and Risk Manager advised that one e-mail was received from the Alouette River Management Society.

Cary Bodnar

Mr. Bodnar asked for an explanation as to why a park was being included with this application when there was an existing park at the end of the road. He also asked if a person had to give park land to the City in order to develop.

The Manager of Development and Environmental Services advised that Council policy required a park dedication as part of a rezoning application. He also advised that this would be conservation land with no direct road access.

Mr. Bodnar asked if there are bylaws in place whereby a landowner would have to acquire logging permits to clear cut their land.

The Manager of Development and Environmental Services advised that as this property is within the urban area, the owner could clear cut land outside of watercourse protection areas without a permit.

Mr. Bodnar stated that the design of the application placed the proposed driveway in such a manner that car headlights would shine directly into his home and that he would like to see the driveway resituated. He expressed concern that his property would be devalued.

Bill Archibald

Mr. Archibald asked for clarification of the setback on the watercourse on these proposed lots. He also pointed out that this development was on flood plain.

The Manager Development and Environmental Services provided information on setbacks.

Daniella LaRoy

Ms. LaRoy expressed concerns about noise during construction.

Alouette River Management Society

An e-mail received from the Alouette River Management Society was read by the Property and Risk Manager. He advised that the e-mail would be circulated to Mayor and Council.

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

2) RZ/015/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6446-2006

LEGAL: Pcl.A, Plan 17078 and Lot B, Plan 21213; both of Section 11, Township 12, New Westminster District

LOCATION: 24982 108 Avenue and 10706 248 Street

FROM: RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural)

TO: RS-1b (One Family Urban (Medium Density) Residential) (hatched diagonally) and R-1 (Residential District) and RS-2 (One Family Suburban Residential)(cross hatched)

PURPOSE: To permit future subdivision into 80 lots.

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

- Application Information
- Neighbourhood Context
- Site Characteristics
- OCP Context
- Submitted Information
- Project Description
- Site Plan
- Development Phases

Bill Archibald

Mr. Archibald spoke on behalf of the Haney Horsemen. He expressed concern that during the construction phase of this project, the developer was using the road shoulder of 248th Street to park vehicles even though this was to have been put aside as an equestrian trail. He stated that the east side of 248th Street would still require a minimum 4 foot wide shoulder and that *No*

Parking signs should be placed on this side of the street. Mr. Archibald explained the trail system in the area and put forward that as the Haney Horsemen had arranged for the east side of 248th Street to be considered a horse trail, he hoped it would remain this way during the construction phase of this project.

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

3) RZ/058/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6428-2006

LEGAL: South Half of Lot 3, North Half of Lot 3, South Half of Lot 4, and the North Half of Lot 4; all of Section 20, Township 12, Plan 8333, New Westminster District

LOCATION: 12065, 12073, 12085 and 12097 228 Street

FROM: RS-1 (One Family Urban Residential)

TO: RM-2 (Medium Density Apartment Residential)

PURPOSE: To permit the construction of 107 units in an apartment and townhouse form.

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

- Application Information
- Neighbourhood Context
- Current OCP Designation
- 1996 OCP
- Site Characteristics
- Submitted Information
- Project Details

Sylvain Boulanger, Applicant's representative

Mr. Boulanger presented the concept design plan of this project. It was emphasized that this project included LEED initiatives. Concern from neighbours regarding the shadow cast into their backyards by the new building had also been assessed.

Danielle Lacamell

Ms. Lacamell advised that it was her house that the shadow analysis had been done on. She expressed that the applicant's representative had neglected to mention that the swimming pool in the assessment was solar heated and could not be moved. She stated that she had purchased this house for privacy and with this proposed apartment complex, all privacy will be lost. She expressed that she was completely opposed to this development. Ms. Lacamell also inquired whether or not there would be rental units in this complex.

The Manager of Development and Environmental Services advised that these units were slated for market housing.

Ms. Lacamell stated that due to this development she would be unable to sell her house and the property value had come down. She also stated that there were many areas in Maple Ridge better suited for these types of developments and that there were only houses in the area where the apartment was proposed and that these homes were well maintained and well looked after.

Heather Heppner

Ms. Heppner advised that she had purchased her home because of the large garden and the privacy offered. She stated that with such a huge development next door, privacy would be lost. She also suggested that this type of development was out of place for this particular area because of its size. She would not be opposed to another form of housing development, such as townhouses.

Brian Knight

Mr. Knight stated that he had moved to his property three years ago and had put a large sum of money into renovating his home. He had not been told by the real estate agent that this type of development would be going in and felt that his property would be devalued. He was not in favour of this development.

Jim Boileau

Mr. Boileau expressed concern over the maintenance of the ditch running through his property to Fletcher Street. He showed photos of the ditch and its location. He asked for an explanation of what would happen with the drainage from the proposed development and asked if this was City property.

The Manager of Development and Environmental Services recommended that Mr. Boileau speak with the Engineering Department. He explained that there was an easement running along the north end of the property picking up flow, but added that the interceptor ditch which extended

south was on the property of the developer and that the developer would be responsible for the drainage on their land.

The General Manager, Public Works and Development suggested Mr. Boileau call him to set up a meeting with the Engineering Department.

Elaine Johal

Ms. Johal stated that she agreed with what the other homeowners were saying and advised that her panhandle lot faced north and therefore her backyard would be facing a 4 storey building. Yard privacy would be taken away by this development and her property value will definitely go down. She felt that a large apartment complex should not be placed in a residential area. Ms. Johal also expressed concerns that there was not enough parking. She supported small homes or small townhouse development.

Mark Oldewening

Mr. Oldewening stated he was not against a development going in at this location, however he questioned why such a tall building was being planned and why the developer would not consider building townhouses. He felt this type of development in this area was unacceptable.

Shauna Knight

Ms. Knight felt that her property value would go down, the lights from the building would be shining into her home and parking on 228th Street would become an issue. She asked if a bylaw would be put in which would restrict parking on 228th Street. She asked if this project would still go ahead despite the lack of support from the neighbourhood.

Acting Mayor Dueck explained that Council was at this Public Hearing to listen. On January 9, 2007, Council will debate what was put forward at the Public Hearing, ask questions where appropriate and a decision regarding the project would be made at this time. She advised that all concerned were welcome to come to the Council meeting to hear the debate and the decisions made, however, Council could not be addressed at that time.

Ms. Knight asked for clarification of the parking situation on 228th Street as well.

The Manager of Development and Environmental Services advised that the new development included 185 parking stalls and a visitor parking component. This provides enough parking for the residents of the building and meets the current bylaw. There would be a dedication of 4-5 m on 228th Street to allow some street parking. The road would be widened to accommodate this development.

Ms. Knight stated that the neighbourhood was not happy with the parking bylaw and asked that it be reviewed by Council.

Danielle Lacamell

Ms. Lacamell asked if this was first reading.

Acting Mayor Dueck advised that this application had been given first reading and had then been forwarded to public meeting.

Ms. Lacamell stated that the date of this public hearing so close to Christmas, had adversely affected the number of people attending who would have spoken against this development. She also stated that she would be putting together a petition against the application and advised that this had been previously done as well. She asked that it be noted that this type of development had been turned down by a previous Council due to neighbourhood concerns. She reiterated the negative effects this four storey building would have on her property.

Ms. Lacamell put forward that she had been unaware that information could not be submitted after public hearing and wished Council to know that the existing properties were in terrible conditions. She stated that the developer, Bosa, had not put any money into them at all. She stated again that surrounding property owners were not opposed to development, they were opposed to the type of development being applied for. She invited members of Council to visit the site.

Heather Heppner

Ms. Heppner stated this area was a quiet neighbourhood and that the addition of so many people would completely change the character of the neighbourhood.

Elaine Johal

Ms. Johal stated that she had also been concerned with the date of the Public Hearing. She agreed with Ms. Lacamell that had the date been different, more people opposed to the development would have been present. She also wondered how the influx of so many families would impact the schools in the area and felt that this should be taken in to account.

Shawn Howell

Mr. Howell asked how many feet the proposed building would be from the property line. The project architect advised that it would be 25.6 feet. Mr. Howell described the nearness of the proposed building to the swimming pool on his property.

Shauna Knight

Ms. Knight asked Councillors to take into account the point of view of the neighbourhood when casting their votes regarding this application. She asked them to take into consideration whether or not they would like to have a development such as this in their neighbourhood.

Arthur Busey, Applicant's Representative

Mr. Busey advised that the proposed project consists of 107 units and supports the Maple Ridge Town Center concept plan. The concept plan requires that ground orientated units be constructed and the applicant has complied. Mr. Busey noted that the Town Center concept plan permits up to 60% site coverage and the development site coverage is 40.7%. He reported that there was a fair amount of open green space both within the development and around the perimeter.

Mr. Busey addressed comments from the public regarding the proximity of a pool to the property line and reported that he had been made aware of this at the public information meeting. He stated that there would be a maximum of 4 units which would directly face the pool and these would be in a 3 storey block of condominiums. Mr. Busey advised that the applicant had tried to minimize the concern that people are looking down into the adjacent neighbourhoods and provided information on landscaping features which will minimize the impact.

In response to the concerns regarding parking, Mr. Busey explained that all parking is below grade and conforms to the most recent bylaw which includes visitor parking at .2 per unit for a total of 185 underground stalls. Mr. Busey also advised that the developer is not Bosa, but AlphaBeta which is a reputable developer in the Lower Mainland and is trying to bring quality development to Maple Ridge, create more housing and increase some of the objectives that the District has in respect to densifying the downtown core.

Danielle Lacamell

Ms. Lacamell stated that the only private part of the development was the courtyard in the middle of the complex which did not help the neighbours as all the buildings have been put up right against the property lines. In regard to the trees for privacy, Ms. Lacamell stated that this landscaping will only give privacy for the first floor studios and that there are no trees which will grow up to 4 storeys to restore privacy to the neighbourhood.

Heather Heppner

Ms. Heppner pointed out that although this building is shown to be only four storeys, it would have to be raised and this would make it a five storey building. She agreed that the trees being put in would not restore privacy as they would reach a maximum height of 20 feet.

Shauna Knight

Ms. Knight indicated that all the lights from the new development would be shining in her bedroom window. She stated it should be taken into account that residents in the upper part of the proposed new building could buy binoculars and could look into anyone's pool area.

Brian Knight

Mr. Knight stated that he had not seen anything done for parking on the street and felt that sidewalks would be needed. He also stated that very few people have only one car and therefore the requirement for 1.5 parking stalls per unit did not make sense. He felt that people from this development would still park on the street and potentially block off driveways due to limited parking. He pointed out that there would be many children walking down this street and with increased traffic, this would create safety issues.

The Manager of Development and Environmental Services advised that as part of this development, the applicant will be required to put in a sidewalk which will extend along the frontage of their property.

Mr. Knight asked if the District will put in a sidewalk along the remainder of the street from Abernathy to Dewdney.

The General Manager, Public Works and Development advised that sidewalks are constructed on corridors like this through development and redevelopment. He explained that there were other avenues to take such as local improvements where the property owners can petition the Municipality to have a sidewalk put in place. He advised that the third process would be through a capital plan through Council and stated that he could check to see where this area is in relation to the capital plan.

Mr. Knight stated that he is totally opposed to this development

Elaine Johal

Ms. Johal stated that when the developer representative spoke and indicated that the buildings were only taking up 40% instead of the allowed 60%, she wished all to remember that this development would still be going four storeys in the air, so even if it were only taking up 20%, it would still be four storeys in the air and look down on rest of the neighbourhood.

She stated that although the applicant had said that he was the first developer coming into the area, unless residents were all going to be squeezed out of their homes, she didn't think there would be a lot more development on this street. She reiterated that 228th Street, although considered part of the downtown core, was a single family area with single family homes which had been there for a long time. She felt that residents will be squeezed out due to development.

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

4a) RZ/089/05

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6372-2005

LEGAL: Lots 1 & 2, Section 17, Township 12, Plan 13428, New Westminster District

LOCATION: 22925 & 22931 Lougheed Highway

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

FROM: Commercial

TO: Urban Residential

4b) RZ/089/05

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6373-2005

LEGAL: Lots 1 & 2, Section 17, Township 12, Plan 13428, New Westminster District

LOCATION: 22925 & 22931 Lougheed Hwy

FROM: M-2 (General Industrial) and RS-1 (One Family Urban Residential)

TO: RM-1 (Townhouse Residential)

PURPOSE: To permit the construction of 44 townhouse 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

Sharon McBeath

Ms. McBeath stated that she was not opposed to this development. However, she reported that when the property was being cleared, she had to call the police on one occasion as the building had been demolished at 11:30. She also stated that she has called the District on more than one occasion and wondered if construction will stay within the bylaw times. She was concerned about the homeless people coming through this area and asked if there would there be security to deal with this. Ms. McBeath explained that there was fence between her property and the applicant's property which was rotting and falling down. She asked when a fence would be built.

Andrew Ete, Applicant Representative

Mr. Ete stated that he did not know about the noise situation, but indicated that the working hours would conform to the bylaw. He stated that he cannot do anything about street people, however it was the intention of the new owner to build a perimeter fence and suggested that Ms. McBeath hold off on building a fence herself.

The Acting Mayor asked if the applicant could give Ms. McBeath some idea as to when a fence would be built.

Mr. Ete responded that when the fence goes up depends on when permits are issued. The applicant does intend to work on this property immediately.

Sharon McBeth

Ms. McBeath asked for clarification as to the process involved in getting this development to the building stage.

The Acting Mayor explained that Council would decide whether to give further readings to this application at the January 9, 2007 Council Meeting.

The Manager of Development and Environmental Services advised that once third reading is granted, the applicant has several conditions that must be met prior to final reading. This could take up to six months or longer. The timing is up to the developer.

Ms. McBeath inquired about 229th Street having emergency access only and asked whether the entrance to this street would be blocked off.

The Manager of Development and Environmental Services advised that there would be small posts installed with a chain across it. Pedestrian will be able to walk through the site from the street to the high school.

Ms. McBeath expressed concern about garbage being dropped by increased pedestrian traffic through this area. She was also concerned about guests to the new development parking on 229th

Street and on Gilley Avenue where there are a number of small children. She asked that a fence rather than posts and chain be considered to discourage pedestrian traffic from those parking along 229th Street and Gilley Avenue.

The Manager of Development and Environmental Services advised that a decision had been made to allow pedestrians to walk through the site to access Thomas Haney Secondary School. He also advised that the development would have additional parking on site for visitors.

Ms. McBeath asked who would take care of the garbage being dropped when people walk through the site.

The General Manager, Public Works and Development, advised Ms. McBeath to call the District when this begins to happen and they will respond accordingly.

Wayne Bissky, Applicant Representative

Mr. Bissky showed a site plan of the development and indicated that a new fence would be built around the perimeter, new landscaping is planned and some existing trees will be kept. He advised that a sidewalk has been proposed through the site to direct pedestrian traffic toward Lougheed Highway rather than 116th Avenue. Parking exceeds the bylaw requirements by seven stalls.

There being no further comment, the Acting 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 Acting Mayor terminated the Public Hearing at 8:47 pm.

J. Dueck, Acting Mayor

Certified Correct

R. Riach, Corporate Officer