

Corporation of the District of Maple Ridge

PUBLIC HEARING

January 17, 2006

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 17, 2006 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
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 the bylaws are either adopted or defeated. The bylaws will be considered further at the next Council Meeting on January 24, 2006.

1) RZ/120/04, 23553 LARCH AVE., MAPLE RIDGE ZONE AMENDING BYLAW NO. 6364-2005

The Municipal Clerk announced that item 1 was withdrawn from the agenda as the Public Hearing sign was not posted at the site as required.

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

2a) RZ/093/04

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6341-2005

LEGAL: Lot 2, Plan 8149 & Lot G, Plan 20434, both of Section 3, Township 12, New Westminster District

LOCATION: 10316 & 10346 240th Street

PURPOSE: To amend Schedule “B” of the Official Community Plan (as shown on Map No. 703)

FROM: Conservation

TO: Compact Housing (40 units per net hectare)

AND To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Area XLI(22) and XXI(37) (as shown on Map No. 704) to ensure the form and character of development at the building permit stage.

2b) RZ/093/04

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6342-2005

LEGAL: Lot 2, Plan 8149 & Lot G, Plan 20434, both of Section 3, Township 12, New Westminster District

LOCATION: 10316 & 10346 240th Street

FROM: RS-2 (One Family Suburban Residential)

TO: R-3 (Special Amenity Residential District)

PURPOSE: To permit the future subdivision of 17 lots not less than 213m².

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

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

Tara St. Jean

Ms. St. Jean asked if the row of poplar trees along the front and side of her property bordering on the subject property will be affected by development. The Manager Development and Environmental Services advised that the trees would be reviewed by an arborist during the subdivision stage. He felt it possible that those trees may be affected by construction and may need to be removed when Ms. St. Jean’s property develops.

Tom Woodward.

Mr. Woodward expressed concern that the re-profiling of 240th Street would affect access to his property. The Manager Development and Environmental Services noted that the Engineering Department would review the plans and all due care would be taken to ensure that 240th Street continues to operate efficiently. The General Manager of Public Works and Development Services advised that no work would be done to 240th Street that would be detrimental to properties on the other side of the street.

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

3a) RZ/064/05

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6370-2005

LEGAL: Parcel "One" (EP16529), Lot B, Plan 13758 and Parcel "C" (EP16363), Lot "A", Plan 13758, all of Section 10, Township 12, New Westminster District

LOCATION: 10621 Industrial Ave & 10627 248th Street

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

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

TO: Conservation

3b) RZ/064/05

MAPLE RIDGE ZONE AMENDING BYLAW NO.6371-2005

LEGAL: Parcel "One" (EP16529), Lot B, Plan 13758 and Parcel "C" (EP16363), Lot "A", Plan 13758, all of Section 10, Township 12, New Westminster District

LOCATION: 10621 Industrial Ave & 10627 248th Street

FROM: RS-3 (One Family Rural Residential)

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

PURPOSE: To permit future subdivision into approximately 8 lots.

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
- Development Considerations
- Project Details
- Horse Trail

The Municipal Clerk advised that one email was received from Kevin Josephson and circulated to Mayor and Council and senior staff.

Bill Archibald

Speaking for Haney Horseman, Mr. Archibald advised that representatives of the group met with Planning Department staff about this application and they have no objection to the plan.

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

4a) RZ/067/05

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6366-2005

LEGAL: Lot 12, Section 16, Township12, Plan 25975, New Westminster District

LOCATION: 11282 Cottonwood Drive

PURPOSE: To amend Schedule “B” of the Official Community Plan (as shown on Map No. 710)

FROM: Compact Housing (40 units per net hectare)

TO: Conservation

AND To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Area XXI(36) (as shown on Map No. 711) to ensure the form and character of development at the building permit stage.

4b) RZ/067/05

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6367-2005

LEGAL: Lot 12, Section 16, Township12, Plan 25975, New Westminster District

LOCATION: 11282 Cottonwood Drive

FROM: RS-3 (One Family Rural Residential)

TO: RM-1 (Townhouse Residential)

PURPOSE: To permit the construction of a 73 unit townhouse development.

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

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

The Municipal Clerk advised that one piece of correspondence was received from Mrs. Laverton and circulated to Mayor and Council and senior staff.

Dennis Rittenhouse

Mr. Rittenhouse asked for clarification of the designations. The Manager Development and Environmental Services displayed a map of the property and identified the lands that are being designated conservation and will eventually become municipal property. Mr. Rittenhouse expressed concern about the treatment of storm water and the impact on Cottonwood Creek and Kanaka Creek. Don Bowins, the applicant's representative, advised that the applicant will be implementing systems that meet the standards of the Department of Fisheries and Oceans. He described the storm water management program that will be used. The Manager Development and Environmental Services indicated that Council would review and approve that process at the Development Permit stage of the application.

Rae-Anne Prinster

Ms. Prinster expressed concerns about access to the development, sewage drainage, and landscaping and privacy for the existing homes at the bottom of the slope. She asked for assurances in writing that these concerns would be addressed. The Manager Development and Environmental Services confirmed that there will be one road into the development. 234A Street will not continue through this site. As development progresses there may be an opportunity for a future connection to Lougheed Highway west from 232nd Street. A pathway system south to

Kanaka Creek Elementary School is being developed. Don Bowins advised that an internal pump will be placed in the development and connect to the Cottonwood Drive sewer system. The Manager Development and Environmental Services described the wooded park space and landscaping plans that will provide some privacy to existing homes. He advised that these issues would be addressed in the Development Permit and a bond would be required from the developer to ensure the work is completed as described.

Peter Barnes

Mr. Barnes felt that population and traffic projections should be included in Public Hearing presentations and asked for information on those projections for this development. He also asked if any secondary suites are anticipated. The Manager Development and Environmental Services noted that this application is for a bare land strata townhouse development not single family homes. He estimated the population at 250 people and felt it unlikely there would be any secondary suites. The townhouses will have 2 car garages to accommodate vehicles and he indicated that the intersection at Cottonwood Drive and 232nd Street is operating adequately for the additional traffic that will be generated.

Rob Cashmore

Mr. Cashmore spoke of his concerns about traffic and pedestrian safety noting that there are no sidewalks along Cottonwood Drive. He suggested that rather than wait for developers to build sidewalks, the District should complete the sidewalks and back charge as development occurs. The General Manager of Public Works and Development Services advised that sidewalks happen through development or through the capital works program. He suggested he speak with Mr. Cashmore individually to provide him with details of the capital works program.

Doug Correa

Mr. Correa reiterated the concerns of other speakers about ingress to and egress from Cottonwood Drive. He felt that lighting along this road is inadequate and asked that lighting be installed, particularly in the area of the municipally owned lands at the former landfill site. The General Manager of Public Works & Development Services stated that he had noted Mr. Correa's comments and would get back to him.

Bill Leetch

Mr. Leetch spoke in favor of development as the vacant homes on the property will be demolished.

Rae-Anne Prinster

Ms. Prinster asked what assurance she has that there will be a landscaping buffer. The Manager Development and Environmental Services indicated that the Development Permit will show any additional landscaping that will be provided off-site. The applicant's security deposit will not be returned if the work is not done.

Rob Cashmore

Mr. Cashmore pointed out that there are existing parking problems on Cottonwood Drive and that more of the same can be expected from this development. He suggested that there be more

on-site parking so there will be no overflow of parking onto the streets. The Manager Development and Environmental Services advised that the development will include 22 extra parking stalls.

Laurence Stevenson

Mr. Stevenson described the problems he is already having with water draining into his property and asked that the developer not compound his problems. Don Bowins, the applicant's representative, advised that water from this site will not drain onto Mr. Stevenson's property and offered to look at his property to see if there is anything they can do to assist with his existing problems.

Peter Barnes

Mr. Barnes expressed concern about traffic and parking problems that are created by continuing to use existing standards.

Steve Passley

Mr. Passley spoke of his concern regarding the stability of the slope and drainage. He asked what is being done about mud in the creeks during construction. Mr. Bowins indicated that the geotechnical engineer has confirmed the stability of the slope and that the applicant has met with District staff to discuss sediment control. He acknowledged a need to do a better job in this area.

Mark Prinster

Mr. Prinster suggested that there should be security lighting along the walking path to provide for a safer environment. The Manager Development and Environmental Services indicated that lighting is not typically used on walking paths. The best control of vandalism has been found to be locating paths close to dwellings. He noted that some of the long paths planned for this area are within the Kanaka Creek ravine where it would be difficult to control unwanted activities.

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

5a) RZ/090/04

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.
6374-2005**

LEGAL: Lot 10, Blocks 3 & 5, Section 10, Township 12, Plan 18280 & Lot C,
Section 11, Township 12, Plan 21213, New Westminster District

LOCATION: 10552 Industrial Avenue and property directly east on 248 Street

PURPOSE: To amend Schedule "B" of the Official Community Plan (as shown on
Map No. 717)

- FROM:** Compact Housing (30 units per net hectare), Neighbourhood Commercial, Compact Housing (40 units per net hectare), Reclamation Area
- TO:** Conservation, Compact Housing (30 units per net hectare) and Compact Housing (40 units per net hectare)
- AND** To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Area XLI(25) and XXI(38) (as shown on Map No. 718) to ensure the form and character of development at the building permit stage.

5b) RZ/090/04

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6375-2005

LEGAL: Lot 10, Blocks 3 & 5, Section 10, Township 12, Plan 18280 & Lot C, Section 11, Township 12, Plan 21213, New Westminster District

LOCATION: 10552 Industrial Avenue and property directly east on 248 Street

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

TO: R-3 (Special Amenity Residential District), R-1 (Residential District) & RM-1 (Townhouse Residential)

PURPOSE: To permit future development into approximately 192 units made up of 79 lots and 113 townhouses.

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
- Development Considerations

The Municipal Clerk advised that one piece of correspondence was received from Kevin Josephson and circulated to Mayor and Council and senior staff.

Bill Archibald

Mr. Archibald raised concerns about insurance coverage for horse riders while on the portion of the trail located on property owned by the developer.

Peter Barnes

Mr. Barnes reiterated his suggestion that presentations include information on the number of vehicles anticipated by development.

Hendrik Meekel

Mr. Meekel pointed out that the gravel pit to the south of this development has 50 foot high cliffs and there is no protection from them at the end of 248th Street. He felt that with the number of children who will be moving to the area it is important that fencing be installed. The Manager Development and Environmental Services suggested this was something the Engineering Department and the property owner could look into.

Ken Macrae

Mr. Macrae questioned if the municipality's road system is able to keep up with development. The General Manager of Public Works & Development Services indicated that traffic studies done for this area concluded that the roads have the capacity to handle the increased traffic. Mayor Robson asked if completion of road improvements would have to wait until development of the area is completed. The General Manager of Public Works & Development Services responded that staff is looking at doing some advance work in the area. Mayor Robson suggested that this topic be included on a Council Workshop agenda.

Jim Allard

Mr. Allard referred to a creek in the south west corner of 248th Street and 104th Avenue which historically ran west then south on 248th. Since redevelopment of the municipal gravel pit, this watercourse now runs north and during the recent long period of rain it has percolated into his gravel pit. He indicated that recent newspaper reports that dirty water is flowing from his property into adjacent creeks are not accurate as his pit hasn't been running since November. David Laird, the applicant's representative, disagreed with Mr. Allard's comments and described where the water is running. He stated that no water is running from the applicant's site into Mr. Allard's property. He indicated that the water is coming from an overland flow and is generated on Mr. Allard's property. Mr. Allard felt the main point is that regrading of the applicant's site caused the watercourse to change direction. Mayor Robson suggested that Mr. Allard and Mr. Laird meet on site with District staff to discuss this issue further. Mr. Allard indicated that he is seeking assurance that the slope is stable and has asked his consultant to obtain and review the geotechnical report. The General Manager of Public Works and Development Services advised Mr. Allard that the report had been made available to his consultant some time ago but was not picked up. A copy will be available for the consultant later this week. Mr. Allard asked for a copy of the windup report for the former Walske mine that was on the site so he could wind up his pit in conjunction with this one. Mr. Bowins, the applicant's representative, advised that this report is being prepared and they would be happy to share it with Mr. Allard.

Hendrik Meekel

Mr. Meekel suggested that the extra runoff on Mr. Allard's property may be the result of clear cutting on adjacent land. He asked if an environmental study was done on the property. Mr. Bowins advised that an environmental consultant was hired to identify nesting areas and creeks that had to be incorporated into the plans. He indicated that he was not aware of any runoff going over the face of the cliff and that he would advise the owner that chain link fencing will be required during construction.

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

6) RZ/096/05

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6365-2005

LEGAL: West 100 Feet Lot B, Except: Firstly: Part subdivided by Plan 41448; Secondly: Part subdivided by Plan 84291, Section 20, Township 12, Plan 7651, New Westminster District and Lot 1, Except: Firstly: Part subdivided by Plan 41448; Secondly: Part subdivided by Plan 84291, Section 20, Township 12, Plan 2891, New Westminster District

LOCATION: 22921 and 22941 Dewdney Trunk Road

FROM: RS-1 (One Family Urban Residential)

TO: CS-1 (Service Commercial)

PURPOSE: To permit a Lordco Auto Parts Retail 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
- Project Details

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 8:38 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk