

Corporation of the District of Maple Ridge

PUBLIC HEARING

February 21, 2006

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 21, 2006 at 7:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

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

ABSENT

Councillor A. Hogarth

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 February 28, 2006.

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

1) RZ/120/04

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6364-2005

LEGAL: Parcel "C", Part NW ¼, Except Plan LMP35465, Section 28, Township 12, Plan RP1804A, New Westminster District

LOCATION: 23553 Larch Avenue

FROM: RS-3 (One Family Rural Residential)

TO: R-1 (Residential District)

PURPOSE: To permit a future residential subdivision of approximately 25 lots that range in size from 371m² to 667m².

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

- Application Information
- Neighbourhood Context
- OCP Context
- Existing and Proposed Horse Trails
- Site Characteristics
- Submitted Information
- Silver Valley Area Plan
- Application Details
- Storm Water Management Review & Plan

He further advised that the developer will be required to submit siltation management plans at subdivision stage.

The Municipal Clerk advised that correspondence from Ken Hemminger, Carol and Jerry Kostachuk, Dwaina Sprague, Roy Josephson, and Sheila Smyth was received prior to the Public Hearing and circulated to Council and senior staff. A letter from Sheila Pratt sent directly to Council will be circulated following the meeting.

Bill Archibald

Mr. Archibald reported on meetings between Haney Horsemen, the developer's agent and staff to discuss the location of permanent and alternate trail routes. He suggested that the proposed boulevard strip on 236th Avenue be used as an interim horse trail.

Gavin Roache, Silver Valley Neighbourhood Association

Mr. Roache displayed the Silver Valley Area Plan map and read a letter opposing the application as it does not meet the density requirements for this property under the Silver Valley Area Plan. He submitted a copy of the letter.

Ken Hemminger

Mr. Hemminger read a letter submitted by Sheila Smyth opposing the application as it does not conform to the Silver Valley Area Plan. A copy of Ms. Smyth's letter was submitted.

Doug Stanger

Mr. Stanger read a letter stating his opposition to the application as it does not conform to the Silver Valley Area Plan in its present form. He submitted a copy of his letter.

Lynn Peters

Ms. Peters read a letter opposing the application and asking that more be done in Silver Valley to ensure traffic safety and retention of green space. She submitted a copy of her letter.

Gavin Roache

Mr. Roache spoke of his concern that Maple Ridge is missing out on an opportunity to create a showcase and expand its commercial space. He identified Italy as an example of effective use of clustering to increase density and retain green space.

Ken Hemminger

Mr. Hemminger indicated that he would support this development if it reflected the density required to support the village centre and if the storm water management plan described how it would contain tier 1 and tier 2 events. He spoke of the need to establish a baseline from site specific rainfall data. He also indicated he would support this development if it addressed safety and traffic flow problems. He pointed out property on the Silver Valley Area Plan map that if purchased by the District would enable Larch Avenue to connect to Balsam Street.

Doug Stanger

Mr. Stanger read a letter from Dwaina Sprague opposing the application as the proposed density is not sufficient to support the commercial node.

Bill Archibald

Mr. Archibald questioned why letters submitted prior to the Public Hearing are not read into the record at the meeting. It was his belief that this was previously the practice of the Municipal Clerk. The Municipal Clerk advised that the letters are part of the public record but are not normally made available prior to the Public Hearing. In many cases this would not be possible as the letters are received the day of the Hearing. The letters are available to the public following the Hearing. The Municipal Clerk clarified that he has never read submitted letters but it may have been the practice of previous Municipal Clerks.

Don Bowins, Agent for Applicant

Mr. Bowins presented an information package to Council and responded to questions raised by previous speakers. He indicated that the Silver Valley Area Plan does need some adjusting to match issues that are found on the ground when development proceeds. He identified the reasons why density was reduced on this property and suggested that other parcels may be identified as being more suitable to a higher density than currently shown in the Area Plan. He indicated that another development in the area is trying to incorporate an additional road corridor into its plans. The developer is working with staff on siltation control.

Gavin Roache

Mr. Roache questioned Mr. Bowin's comments that there was no opportunity for higher density on this property. He noted that the road standards in the Silver Valley Area Plan are narrower than the standards being proposed in this application. If the road width was brought back to the 13 metre standard in the Plan there would be more land available for lots. He did not see

anything in the subdivision plan that would preclude building town homes and suggested that town homes would be easy to market in that location.

Ken Hemminger

Mr. Hemminger reiterated his concerns about storm water management. He cited statistics from the UBC Research Forest weather station and suggested that those statistics were a valid source of information for Silver Valley.

Don Bowins

Mr. Bowins agreed with Mr. Hemminger's comments and advised that the developer is using data from the UBC Research Forest weather station to develop the storm water management plan. He described the challenges involved with siltation control and confirmed that the developer is prepared to meet all requirements of the District.

Peter Tam

Mr. Tam expressed concerns about traffic flow and suggested that the District consider infrastructure requirements before any additional building takes place in Silver Valley.

Gavin Roache

Mr. Roache requested information on the increase anticipated for security bonds. The Manager Development and Environmental Services advised that the figure has not yet been determined but it will be greater than the \$1,500 bond now required for lots located by a watercourse. A bylaw will have to be passed by Council to reflect this change and the bylaw will also include provision for bonding requirements on all lots not just those on a watercourse.

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 8:02 p.m.

G. Robson, Mayor

Certified Correct

T. Fryer, Municipal Clerk