

City of Maple Ridge

PUBLIC HEARING

July 18, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on July 18, 2017 at 7:00 p.m.

PRESENT

Elected Officials

Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

ABSENT

Mayor N. Read

Appointed Staff

F. Quinn, Acting Chief Administrative Officer
P. Gill, General Manager of Corporate and Financial Services
L. Darcus, Manager of Legislative Services
C. Carter, Director of Planning
M. Baski, Acting Manager of Development and Environmental Services
B. Elliott, Manager of Community Planning
Other staff as required
D. Hall, Planner 2
A. Grochowich, Planner 1

Acting Mayor Speirs called the meeting to order and explained the procedure and rules of order of the Public Hearing. The Manager of Legislative Services advised that the bylaws will be considered further at the next Council Meeting on July 25, 2017.

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

- 1) **2016-219-RZ, 12258 228 Street**
Lot 4, Section 20, Township 12, New Westminster District, Plan 13667
Maple Ridge Zone Amending Bylaw No. 7261-2016
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future 3 lot subdivision

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics

- Development Proposal
- Proposed Subdivision Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Noreen and Norman Wiebe expressing concern with the impact of increased density on the area.

The Acting Mayor called for speakers three times.

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

- 2) **2016-223-RZ, 20434 Chigwell Street**
 Lot "A", District Lot 279, Group 1, New Westminster District, Plan 114
 Maple Ridge Zone Amending Bylaw No. 7273-2016
 To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future 2 lot subdivision

D. Hall, Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Manager of Legislative Services advised that no correspondence was received on this item.

The Acting Mayor called for speakers three times.

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

- 3) **2016-240-RZ, 22638 119 Avenue and 22633 Selkirk Avenue**
 Lots 2 and 4, both of District Lot 401, Group 1, New Westminster District,
 Plan EPP65496

 Maple Ridge Official Community Plan Amending Bylaw No. 7342-2017
 To amend Schedule "B" of the Official Community Plan from Medium and High-Rise Apartment to Town Centre Commercial

Maple Ridge Zone Amending Bylaw No. 7262-2016

To rezone from RS-1 (One Family Urban Residential) to C-3 (Town Centre Commercial) to permit the future construction of three mixed use commercial residential six storey buildings

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Building Elevation Plans
- Subdivision Plan EPP65496
- Phasing Plan
- Proposed Site Plan
- Landscaping
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Jackie Chow expressing concern with the issue of cycling connectivity on Selkirk Avenue.

The Acting Mayor called for speakers three times.

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

4) **2014-106-RZ, 23882 Dewdney Trunk Road**

Lot A Except: Part Subdivided by Plan LMP1144, Section 16, Township 12, New Westminster District, Plan LMP806

Maple Ridge Zone Amending Bylaw No. 7125-2014

To rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately 11 lots.

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics

- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Rick and Gaylene Pennykid expressing concerns with flooding on their properties resulting from the proposed development, from Marie Elferink expressing concerns with the height of the buildings and the impact of the proposed development on the natural habitat of the area and from Kyle Johnson expressing concern with the impact on access for first responders.

The Acting Mayor called for speakers three times.

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

- 5) **2016-352-RZ, 23004 Dewdney Trunk Road**
Parcel A (Reference Plan 7941) Lot 1 Except: Part Dedicated Road Plan NWP87590;
Section 17, Township 12, New Westminster District, Plan 3179

Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016

To amend Schedule "B" of the Official Community Plan from Urban Residential to Commercial.

Maple Ridge Zone Amending Bylaw No. 7289-2016

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Marilyn Ingham expressing concern with loss of parking area, open ditches and lack of sidewalks.

The Acting Mayor called for speakers at first call.

Pamela Levitt, President, Pioneer Village Co-op

Ms. Levitt spoke on the behalf of the Co-op. She stated that main concerns of the residents of the Co-op related to the impact on parking in the area and the undeveloped road. She advised that lack of parking is currently an issue in the area and that local residents cannot park on the road itself due to open ditches. She expressed concern that vehicles from the proposed development may park on Co-op property as a result of lack of parking. She also expressed concern with the lack of sidewalks and the impact on safety for pedestrians. Ms. Levitt stated that the Co-op is willing to work with the applicant on hedging or fencing.

Adrian Keenan

Mr. Keenan stated he is in favour of commercial development in Maple Ridge and that the application on its own has much merit, however he did not feel the proposal is adequate for the area. He expressed concern with the lack of amenities, the rural road standard of 230 Street with open ditches on both sides of the road and sidewalks, the impact of traffic to and from schools in the area on 230 Street and the alignment of a controlled intersection with 230 Street North. Mr. Keenan felt that a capital expenditure program should be implemented by the City for improvements to 230th Street prior to this proposed development to accommodate increased vehicle traffic and the impact on parking.

Robert Jeglum

Mr. Jeglum stated that he and his landlord attended the development information meeting and that he is also speaking on behalf of his landlord who was unable to attend. He expressed concern with the current lack of parking on 230 Street and the impact of the proposed commercial/residential development of adding more vehicular traffic thus further impacting the existing situation. He advised on existing conditions whereby people are already parking on both sides of the street despite the open ditches. Mr. Jeglum also expressed concern with safety issues for persons walking on the street, particularly children walking to Golden Ears Elementary. He stressed that 230 Street should be upgraded and sidewalks built prior to more development. As the balconies shown for the proposed development look into the backyard of the home he lives in, Mr. Jeglum requested appropriate screening.

The General Manager of Public Works and Development will verify where 230 Street is within the Capital Program.

Del McLeod

Mr. McLeod expressed concern with the impact of parking for the proposed development. He advised that the parking lot is up against his property and asked whether there will be a sound barrier or some type of fencing added to mitigate noise.

The Acting Manager of Development and Environmental Services advised there will be fencing and landscaping as part of the proposed development.

The Acting Mayor called for speakers at second and third call.

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

- 6) **2016-448-CP**
 Area 1: 256 Street Lands
 Area 2: Lougheed Lands

Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016
(Area 1: 256th Street Lands)

Area 1: 256th Street Lands, generally described as a portion of the properties located at 13655 256th Street, 25100 Alouette Road, and 13055 251A Street; the entirety of 13301 251A Street, the city right-of-way north of 130th Avenue bounded by 249th and 256th Street; and the properties to the east of 256th Street, north of 128th Avenue and west of 264th Street.

The Bylaw proposes to re-designate the properties identified as Area 1: 256th Street Lands from Suburban Residential, Rural Resource, and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential, Industrial Reserve and Rural Resource.

The Bylaw introduces a new Industrial Reserve land use designation for the Official Community Plan (OCP). Through the amending Bylaw, the Industrial Reserve designation identifies certain lands for a long-range employment future. It includes policies and conditions that must be fulfilled before industrial development would be permitted on these lands. The Bylaw also establishes requirements that must be satisfied at the time of future industrial redevelopment. Please see the Commercial & Industrial Strategy webpage on the City website for more information:

www.mapleridge.ca/1711

Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017
(Area 2: Lougheed Lands)

Area 2: Lougheed Lands, generally described as the properties along Lougheed Highway on either side of the Kwantlen First Nation IR #5. The western portion of the Lougheed Lands includes those properties in the area bounded by the Fraser River to the south, 240th Street to the west, the southern border of the Albion Growth Area (equivalent to 100th Avenue) to the north, and the Kwantlen First Nation IR #5 to the east. The eastern portion of the Lougheed Lands includes the portion of those properties identified as 25655 and 25549 Lougheed Highway north of Lougheed Highway.

The Bylaw proposes to re-designate the properties identified as Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential.

The Bylaw expands the Albion Industrial Area to include the Lougheed Lands, generally located east of 240th Street along the Lougheed corridor, for an Industrial (Business Park category) future. In addition, four parcels located near 240th Street and the Lougheed Highway are proposed to be re-designated to Commercial to support the expansion of the existing Albion Historic Commercial node. The Bylaw also identifies that certain residential properties along River Road, south of the Lougheed Highway, are to be re-designated to Rural Residential.

A. Grochowich, Planner gave a power point presentation providing the following information:

- Background on development of a Commercial Industrial Strategy for Area 1: 256 Street Lands and Area 2: Lougheed Lands
- Map outlining potential Employment Lands
- Area 1: 256 Street Lands Proposed Land Use Designations – outlines housekeeping items and changes to various properties and zoning
- Proposed Land Use Designations – New Official Community Plan Land Use designation for Industrial Reserve
- Industrial Reserve Policies
- Metro Vancouver Implications
- Area 2: Lougheed Land Proposed Land Use Designations
- Defines properties to be recommended for Rural Residential
- Metro Vancouver Implications for Area 2
- Highlights of wider economic implications to be generated by proposed employment lands

The Manager of Legislative Services advised that correspondence was received expressing concerns and speaking against Area 1 from Art and Barb Neufeld, France Beauregard-Hynes, Janice Travis, Garrett, Jim Reilly and Douglas Buker. Correspondence expressing concerns and speaking against Area 2 was received from Marge Benson, Doru Sinea and Betty von Hardenburg. Correspondence was received from Jim Chu from the Aquilini Group commenting on employment lands at Golden Ears Way and 203 Street owned by Aquilini Group expressing they wish to see that land designated as future employment lands.

The Acting Mayor called for speakers at first call.

Bill Tupper

Mr. Tupper identified himself as an owner of industrial lands. He does not support the bylaw currently as he feels moving ahead with the proposed designation prior to an alternative transportation route is not warranted. He expressed concern with the negative impact of lumber trucks on the area as well as the impact of increased vehicle traffic, citing that traffic regulations are currently not being followed by drivers using the roads in the area. Mr. Tupper requested that safe access in and out of the area be addressed prior to approval of the proposed designation.

John Kingsbury

Mr. Kingsbury advised that he has done much research on the existing neighbourhood prior to moving to his home on 128 Avenue. He also advised that he was involved in a study on gravel resources in BC carried out for the provincial government and stressed the importance of aggregate as a resource. He expressed concern with the development of the existing Kanaka Industrial Park, citing that the overflow water system does not work and Kanaka Creek is being adversely affected by runoff. He explained that water running off the road from the City owned gravel pit and runoff from the industrial park filters down through properties in his neighbourhood and as a result flooding occurs in winter. He expressed that he has little faith in what may happen with a next expansion of the industrial park based on the current track record.

Mr. Kingsbury also expressed concern with transportation in the area. He advised that 128 Avenue is in poor condition due to heavily loaded trucks using the road and moving at excessive speeds on a daily basis. He requested that the road be upgraded to a properly paved standard to deal with the increase in traffic and to cut down on the dust and dirt residents are currently exposed to.

Mr. Kingsbury requested that the bylaw be reconsidered and that the area be protected as a natural resource. He suggested that industrial land not be built over aggregate as it is a valuable natural resource. Mr. Kingsbury felt that the current industrial area and the proposed area are too far out to suit jobs currently needed as much present day employment comes from technology. He suggested that employment land for technology be looked at instead. He also suggested that bylaws be split between Area 1 and Area 2 and that more time be taken with Area 1. He added that a transportation plan for the area has yet to be brought forward.

Hilda Dutt

Ms. Dutt spoke to the Area 2 (Lougheed Highway) bylaw. She expressed concern over her property becoming hemmed in by industrial areas should the area to the east of her residence also be designated industrial. She referred to property in the area which was previously a garbage dump and had caught fire and caused environmental damage. She felt this property is still compromised and is full of toxic ash and is not be a viable option for industrial use. Ms. Dutt is opposed to the use of an existing access road for an industrial area and felt another access route should be developed further east. She also expressed concern with the impact of sewage from the proposed industrial area on septic and water systems. She reiterated her opposition to have another industrial area immediately to the east of her property. Ms. Dutt provided her notes to the Manager of Legislative Services.

Gerrit Storteboom

Mr. Storteboom's property is next to the industrial area. He indicated there is a ravine next to his property and that 3 lots consisting of 11 acres are all part of the ravine. He expressed concern with the impact of possible fire, continuous slides in the area and other incidences such as falling trees which occur on a regular basis. He suggested that the ravine be left as a buffer should the area be designated as industrial. He felt that the ash on the property proposed to be designated industrial should be removed first.

Wendy Galati

Ms. Galati moved to the area to live in a rural environment. Though she agrees with the need for industrial and commercial lands, she does not understand the sense of carving out this particular area for industrial as it lies within a residential bubble. She outlined the current problems residents in the area deal with including a higher water table due to construction, slides, severe accidents on the corner and the fact that there is a huge hole in the proposed industrial area which will need to be filled in. Ms. Galati expressed concern with the impact of additional traffic in the region without having a better plan to keep the area safe. She questioned why the designation is being proposed if it will not be cost effective. She felt that moving the protected area to encompass the ravine will be more cost effective.

Ken Hynes

Mr. Hynes spoke in opposition to the proposed Area 1 (256 Street Lands) bylaw as he and his neighbours are directly affected by the proposal to change the designation of the area. He expressed concern that residents are being moved out and green space and the environment will be negatively impacted by an increase in industrial zoning. He stated that the area currently attracts families due to the school and persons who wish to live in a rural landscape and feared the displacement of these types of residents.

Mr. Hynes also advised on the negative impact of traffic in the area. He requested that problems in the area be addressed prior to the change in designation and asked that the residents in the area who will be directly impacted be listened to.

Stephane Dresler

Mr. Dresler referred to Area 2 and asked for clarification on how far north of Loughheed Highway the proposed zone will go. He expressed concern with possible impact on a wooded area and creek. He asked about the plans for the creek south of Hill Avenue.

Staff provided clarification on the northern boundary of the area and on plans for the creek.

Jim Reilly

Mr. Reilly spoke to issues being experienced by the Whispering Falls neighbourhood as a result of the Kanaka Business Park at 256 Street, citing a main concern being the increased traffic, particularly commercial traffic, through the residential area using 264 Street. He expressed concern with current traffic flow issues and the impact on Webster's Corners of increased truck traffic due to the proposed industrial designation. Mr. Reilly also expressed

concern with the lack of maintenance of the Kanaka Business Park. He suggested blocking an access point at 264 Street.

Eric Skinner

Mr. Skinner is not in favour of the Area 1 (256 Street Lands) bylaw. He stated that much has been promised the residents in the 256 Street area over the years which has not been done and that the area has continued to be impacted by heavy traffic. He pointed out that the Abernethy connector has not been moved forward to help deal with traffic and policing is minimal. Mr. Skinner noted that many families with children live along 256 Street and 128 Avenue as well as a number of people who own horses. He questioned whether the timing was right to do this.

The Acting Mayor called for speakers at second call.

Jim Reilly

Mr. Reilly felt that an immediate remedial issue is 128 Avenue as the road is no longer safe for pedestrians or equestrian traffic. He suggested a barrier along the road. Mr. Reilly reiterated his question from first call as to who is responsible for the maintenance of the Kanaka Business Park.

Adrian Keenan

Mr. Keenan advised that he participated in consultations for public feedback on the proposed bylaws and that the question of how to create more employment in Maple Ridge by encouraging industry was raised. He also advised that Areas 1 and 2 were identified during the consultation process. Mr. Keenan stated that local residents expressing concern with the proposed Area 1 (256 Lands) bylaw have identified issues with infrastructure and traffic and felt these concerns should be taken into account. He also advised that Kanaka Business Park is only 1/3 full and felt that traffic issues in the area need to be dealt with.

Bill Tupper

Mr. Tupper advised that he agreed with several of the speakers on the proposed Area 1 (256 Lands) bylaw. He supports the City of Maple Ridge's gravel pit however he expressed concern with the impact of increased truck traffic on Dewdney Trunk Road and 256 Street and felt that traffic corridors must be improved rather than closing off 264 Street. Mr. Tupper also stated that the Kanaka Business Park does maintain landscaping. He suggested that although the City does need a commercial base, Council should listen to the residents first, address concerns and then designate the area. He reiterated that he does not support the proposed bylaw.

The Acting Mayor called for speakers at third call.

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 Mayor adjourned the Public Hearing at 8:34 p.m.

C. Speirs, Acting Mayor

Certified Correct

L. Darcus, Corporate Officer