

December 16, 2024

City of Maple Ridge

11995 Haney Pl

Maple Ridge, BC V2X 6A9

Development Information Meeting Summary

Dear Erin,

I am pleased to provide the summary of the Development Information Meeting (DIM) held on December 13, 2024, at Hammond Elementary School. Paddington Properties presented our proposed 28-unit townhouse project located at 20235/20247/20265 Patterson Avenue, Maple Ridge.

Meeting Overview

- **Attendance:** While the turnout was small, the meeting facilitated meaningful discussions with local residents.
 - **Feedback:** Key topics included design aesthetics, neighborhood suitability, school capacity, parking concerns, and unit size.
-

Community Comments and Responses

1. [REDACTED] (Patterson Avenue)

- **Concern:** [REDACTED] questioned whether this neighborhood is suitable for development.
 - **Response:** The city's **Land Use Plan** has identified this area as appropriate for development. The lands are currently underutilized, and this project supports the city's efforts to address the housing crisis.
- **Concern:** [REDACTED] raised the issue of local schools handling additional children.
 - **Response:** While we cannot predict the exact number of children from this development, we will be paying **school site fees** to support the school board's infrastructure planning and capacity needs.
- **Concern:** Street parking may become unavailable due to garages being used for storage.
 - **Response:** Our design fully complies with city bylaws, including:
 - **Visitor Parking:** Meeting city requirements.
 - **Double-Car Garages:** Ensuring adequate onsite parking to mitigate street congestion.
- **Comment on Traffic Flow:** [REDACTED]'s final point references concerns that were addressed during the **design and planning process** with the city and our civil engineering team.

2. [REDACTED] (Patterson Avenue)

- **Concern:** [REDACTED] suggested fewer, larger units to maintain streetscape character.
 - **Response:** Through discussions with the **Advisory Design Panel (ADP)** and the city, we have ensured the streetscape will enhance the character of Patterson Avenue, which currently features a mix of home styles.

- Our proposed units are appropriately sized for **market demand** and pricing objectives. Larger units would require higher price points, which could conflict with the city's goal of creating more **affordable housing options**.

Conclusion

We appreciate the constructive feedback received during the meeting. Overall, we are confident this project will:

1. Bring a **new, vibrant streetscape** to Patterson Avenue.
2. Contribute to addressing the **housing crisis** in Maple Ridge.
3. Align with the city's vision for growth and sustainable development.

significant benefit to the city of Maple Ridge, as well as help to address the ongoing housing crisis in British Columbia.

Attachments:

- Sign-in sheets
- Comment sheets

We look forward to continuing our collaboration with the City of Maple Ridge as we advance this project. Please let me know if further details are required.

Sincerely,

Pavan Shergill

Development Manager

Paddington Properties

#625-10833 160 Street, Surrey, BC V4N 1P3

604-328-5814 | pshergill@paddingtonproperties.ca



Please provide your comments regarding this rezoning application, which will be considered by City of Maple Ridge staff and Council. Thank you very much for your time and interest in providing your input.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

- I feel there is a need for housing but do not know that this is the right place. ① Are the local elementary schools prepared for the number of children that will undoubtedly get into the area. (without adding portables + increasing taxes more)
- ② How are the additional vehicles going to get in and out on 203rd. Right now it can be a challenge in NON peak hours and it will worsen "10fold". Street parking will be non-existent as townhomes will use garage space for storage!
- ③ Will there be a 3 way stop added? There is no logical way to open up at the west end. Nothing sensible!

Please feel free to write additional comments on reverse or attached additional pages if necessary...

Please note that City will not respond to questions posted on this comment sheet.

Please email your questions to the City of Maple Ridge Planning Department at planning@mapleridge.ca or contact staff at 604-467-7341

Your Name: _____

Your Contact information: _____



Please provide your comments regarding this rezoning application, which will be considered by City of Maple Ridge staff and Council. Thank you very much for your time and interest in providing your input.

Please note that all comment and attendance sheets produced as a result of this Development Information Meeting will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request.

If development happens on these lots, there should be development more in keeping with the street. Less units but bigger units. That would limit the amount of cars as well. This area of Maple Ridge is in high demand, so smaller, cheaper units wouldn't be needed. People will pay for a nicer, bigger unit at this end of town.

Please feel free to write additional comments on reverse or attached additional pages if necessary...

Please note that City will not respond to questions posted on this comment sheet.

Please email your questions to the City of Maple Ridge Planning Department at planning@mapleridge.ca or contact staff at 604-467-7341

Your Name: [REDACTED]

Your Contact information: [REDACTED]