

**From:** [REDACTED]  
**To:** [Clerk's Dept](#)  
**Subject:** Development properties on Patterson Ave  
**Date:** Saturday, March 8, 2025 1:13:03 PM

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**COURRIEL EXTERNE:** Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

Re: Development proposal 2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue, RS-1 to RM -1

Dear Mayor and Council,

I am a resident who resides at [REDACTED] Patterson Ave, and have lived on this road since 1995. I would like to voice some concerns regarding this proposal, the first one being parking. I went to the information meeting the developer had and spoke with the architect. I looked at the plans and noted that for 28 units, there are only 5 guest parking spaces. That's a very low ratio of one stall for every six units. My daughter lives in east Maple Ridge, and her townhouse complex has 71 units with approx. 25 guest parking stalls, a ration of 1 per every 3 units. Additionally, each of the units in the proposal shows garage parking for 2 vehicles, but realistically its only big enough for 1 car as half of the garage will be needed for storage, bicycles and other typical garage items. So my point is that there will be a lot of vehicles parking on the street. And our road which was built in the sixties is not wide enough to accommodate those vehicles. If there are cars on both sides of the street, it essentially becomes a one way street. And if there are young children around which this development would attract, it would be a very dangerous situation. I used to live on 207A street, and that's part of the reason I moved from there. Too dangerous for my young children. I know the road will be widened in front of the three proposed lots, but that won't happen for the rest of the street. Not everyone on this road is in favor of these developments and so the widening for the rest of the road will be a long process. And this is not the only unit being proposed for this street. There is still the proposal at the top of our road on the opposite side for 88 condo units. The developer here is currently seeking a variance for less parking stalls which will even further aggravate the situation.

The other issue is entering and exiting Patterson Ave. At certain times of the day, turning left or right out of this street is a challenge to say the least. West Coast Ford employees park along 203rd and block the view of oncoming traffic, so it can be hard to exit this road safely. And this is only for the current amount of residents who live here. You add in all the new development proposals, and it will be an accident waiting to happen. I feel there needs to be more study and thought put into how people can safely function and move about with the proposals planned for this street.

I look forward to your response to my concerns, and I appreciate the work you do.

Thank you

Ron Leenstra