

D. K. Bowins & Assoc. Inc.

Project Management, Development, Civil Engineering
Permit to Practice 1001710

November 27, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge BC
V2X 6A9

Attn: Daniel Rajasooriar

Re: 20886 River Road Development Information Meeting 2021-107-Rz

A development Information Meeting was held at the Maple Ridge Elementary School on Monday Nov. 20th, 2023 from 5:00 to 7:00 PM.

65 Notices were sent out to the neighbourhood and 2 Notices were advertised in the Maple Ridge News on Nov. 10th and Nov. 17, 2023.

Pursuant to the Development Information Meeting Policy:

Part 1: Summary Notes and Minutes from the Meeting

The meeting was held as an Open House format with no formal presentation. The proposed subdivision layout and Lot Grading Plans were displayed while other materials were available as resource information on the desk.

The only question that arose from the other materials was the size of the proposed R1 Lots and whether or not suites are included in the zone.

I have informed all the attendees that supplied comments that I will keep them informed as the development heads to Public Hearing.

Part 2 Analysis of the Comment Sheets and Submitted Emails / Correspondence

Three main concerns were raised:

- 1) The possibility of traffic short cutting through the existing streets on 209 Street and Steeves if Golf Lane was extended as a through road to 209 Street
- 2) Proposed density vs. available parking
- 3) Need for a Form and Character Covenant by the developer to ensure nice homes were constructed as the lots are being sold to builders.



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Part 3 Potential Resolution of Issues

The above items can be potentially resolved by:

- 1) Making the extension of Golf Lane through to 209 Street as an Emergency Access only connection c/w Pedestrian Gates to allow the Public to walk through on a daily basis
- 2) The R1 zone has sufficient front yard setback to allow 2 off street parking spaces on the driveway plus the units will have double garages - option would be to widen the driveways to allow a 3rd Parking Space in the front
- 3) The Developer could issue a Form and Character Covenant as part of the Sales Package for each of the lots to be administered by the Developer.

Appendix A

See attached Attendance and Comment Sheets

Appendix B

See attached copies of the Submitted Emails.



Don Bowins, P. Eng.



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Appendix A

See attached:

Attendance Sheet and Comment Sheets



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Comment and Attendance Sheet

Development Information Meeting (November 20, 2023)
2021-107-RZ | 20886 River Road

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.

NAME: Karen + Randy Godin

ADDRESS:

THOUGHTS ON PROPOSAL:

- ☐ I support the proposal
☒ I do not support the proposal
☐ No comment

ADDITIONAL COMMENTS: Would support:

- ① Emergency Access complete with pedestrian baffles through Golf lane to the Golf Course parking only.
 - ② Additional housing if the lots^{+ homes} are congruent size + standard wise with those already existing on Golf Lane and provided adequate driveway + parking as already exists in the houses on golf lane at present.
 - ③ Would suggest lots 7 + 8 + the duplex should be reconsidered for future use/expansion of the school.
- (Furthermore would expect some enhancement of services with all these new residences ie more of vehicles thru town during rush hours; A hospital/health care access; etc transportation; etc etc schools and would also expect some alleviation of the traffic problems already existing on River road) - in particular safer for kids
- pedestrians + students

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NAME: Colin Percival

ADDRESS: [REDACTED]

THOUGHTS ON PROPOSAL:

- ☒ I support the proposal
☐ I do not support the proposal
☐ No comment

ADDITIONAL COMMENTS:

I'm an unapologetic YIMBY — I want to see more housing. My biggest concern is the continuation of Golf Lane — if cars can drive through we'll see lots of traffic zooming past the back of the elementary school to cut in front of rush hour traffic on River Road.

I'd love to see a barrier which allows pedestrian and cycle access but blocks cars (but can be removed for emergency vehicle access). This would avoid the safety issue with traffic, which is especially important to me since I have a toddler.

[REDACTED]

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Appendix B

Copies of the Submitted Emails



Don Bowins

From: [REDACTED]
Sent: 23-Nov-23 7:54 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Development Information Meeting (November 20, 2023) 2121-107-RZ / 20886 River road

Bradley Craigon
[REDACTED]

Thoughts on Proposal - Not enough detail at this point in time to comment on yes or no!

Comments:

- The homes in the my immediate area (Steeves St - South of River Rd, 115 Ave - South end of Steeves St, and 209 St - connected to Steeves St & 209 St) originally titled "Golf Lane Estates" were built under a detailed covenant, which was agreed to at time of sale. I bring this up because I want to ensure there are standards set and enforced for the design, style, and level of quality of these homes. These homes are being considered in an established neighbourhood (20 to 25 years) where the current homes are kept and maintained to a certain standard. The property taxes we pay in our area are proof of this point.
 - At the meeting Mr. Bowin's shared he represents the developer, who is not going to be the builder. If approved the he intent is to sell the lots to different builders. Therefore under the currently proposed approach for this development there is no commitment to meeting any standards or expectations at all, let alone a means for setting standards and enforcing them. Mr. Bowin's comments to these questions relied on the District of Maple Ridge building codes and by laws which are not sufficient. The interests of the current home owners and tax payers in this area are not being adequately considered or mitigated. The developer buys the property, obtains approvals for a subdividing, sells to builders and leaves. Under the current situation it appears the the developer has no accountability to meet any standards. This is not good enough and exposes the current home owners/tax payers to an unacceptable situation on many fronts.
 - There was a question asked about the selling value of the proposed homes. Mr. Bowin's comment was "can't tell you" other than "the market value of comparable lot is roughly \$750,000". This reinforces my concern on need for standards on quality, style, etc. of proposed homes. The current owners/tax payers should not be knowingly exposed to a potential risk which could have negative impact to the value of our homes. This can be easily mitigated at this stage of the approval process.
 - The currently under construction 6 home development (2019-394-RZ - 20857 Golf Lane) by True Light Building and Development is a good example of what should be accepted for this proposed development.
 - The current approach to this development and build is a free for all. It has the potential to become a real mess and an awful situation for the current home owners/tax payers.
- Building on the concerns noted above the possibility for real serious issues is the ability for the builders to include a rental suite. I'm not against rental suites but under the current approach for the development and the build this amplifies the potential for serious future issues for the current home owners/taxpayers. Without predetermined standards and expectations for the buildings this has the potential for negatively impacting and changing the 20 + years established characteristics of neighbourhood and impacting current owners/tax payers. This can be mitigated you only have to look at (2019-394-RZ - 20857 Golf Lane) by True Light Building and Development.

One last but major concern....I have had many conversations and sent many emails to and with different people at the District of Maple Ridge in different departments on this topic. The proposal to have the Golf Lane road (East of the Maple Ridge Golf Course) opened to 209 St & Golf Lane East allowing through traffic. When the Golden Ears Bridge was built the resulting traffic chaos has been terrible and only continues to get worse. If the road is completed and opened to through traffic our streets will become a parking lot of rush hour traffic folks attempting to avoid the current chaos on surrounding roads. The Golf Lane road running through the Maple Ridge Golf course is extremely (single vehicle only) narrow in sections where old growth Cedars are on both sides of the road restricting the width of the road. Additionally the roads (Steeves St - South of River Rd, 115 Ave - South end of Steeves St, and 209 St - connected to Steeves St & 209 St) which will carry the traffic if the road way is opened to traffic are not designed to carry volumes of traffic we will see come through.

Currently home owners/taxpayers park their cars on both sides of the streets and cannot accommodate 2 lanes traffic and certainly not through traffic. It will grid lock the neighbourhood. This situation will only be exasperated by the addition of the proposed development and particlurly if there are rental suites and limited drive way parking meaning more street parking. Not safe or respectful of an mature (20- 25 year) established neighbourhood. I propose the road be completed and allow for only emergency vehicles, pedestrians and bikes by installing gates.

Thank you and look forward to hearing how our concerns will be addressed.

Don Bowins

From: [REDACTED]
Sent: 21-Nov-23 3:38 PM
To: [REDACTED]
Subject: 20886 River Road - and affect on my family's street

Dear Don,

I am sorry I could not attend the meeting last night. This development has been an ongoing concern for our neighbourhood since the sign went up. It is very quiet with little through traffic other than foot and bicycle. The main concern is the number of homes crammed into the tiny space. With many multigenerational homes these days where is anyone going to park their cars? The driveway size may only accommodate 1 car? Where will the other 2-3 cars go for each home?

Also, the road linking through Golf Lane and up out of 115th and Steeves really has to be an emergency vehicle access only. This would become a major thorough fare for commuting traffic trying to avoid the lights, school, and stop signs in order to carry on East down River Road.

My vote reasonably would be 6 R1 lots and the RT1 lot, and a chained off emergency pass through the gold course and the subdivision .

Can you please tell me how many neighbours attended yesterday and send me a summary of what was discussed ?

Thank you ,

Karin Schmidtke
[REDACTED]