

City of Maple Ridge

PUBLIC HEARING

April 17, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on April 17, 2018 at 7:00 p.m.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
L Benson, Corporate Officer
F. Quinn, General Manager of Public Works and Development
C. Carter, Director of Planning
C. Chan, Planner 2
A. Gaunt, Confidential Secretary

ABSENT

Councillor G. Robson

Note: Councillor Duncan and Councillor Masse were not in attendance at the start of the meeting.

Mayor Read called the meeting to order.

Note: Councillor Masse joined the meeting at 7:01 p.m.

The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on April 24, 2018.

The Mayor then called upon the Planner to present the following items on the agenda:

Note: Councillor Duncan joined the meeting at 7:03 p.m.

1) 2017-078-RZ, 22368 North Avenue

Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018

To Amend Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: from Low-Rise Apartment to Town Centre Commercial.

Maple Ridge Zone Amending Bylaw No. 7316-2017

To rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial). The current application is to permit the construction of a four storey mixed-use building.

The Corporate Officer advised that no correspondence was received on this item.

The 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
- Site Plan
- South East Perspective
- Building Elevations
- Bird's Eye View from North Avenue
- North East View of Back of Building
- Landscape Plan
- Terms and Conditions

The Mayor called speakers for the first time.

No speakers

The Mayor called speakers for a second time.

No speakers

The Mayor called for speakers for a third time.

Bob Thompson, Chair, Community Living Association

Mr. Thompson commented that it was a pleasure working with staff and Council through the application process for this development and thanked Council for their consideration.

Jodi Main

Ms. Main spoke in favour of the application. She advised that she currently lives with her parents and that her dream is to live independently in an apartment where she can feel safe and be in an environment which will allow her to live independently with her own responsibilities. She hoped that Council will consider the application to help make both herself and her parents happy and to help her achieve her dreams. Ms. Main thanked Council for taking the time to listen.

Jerry Bissky – Tekon Project Management - Applicant Representative

Mr. Bissky spoke to the positive contributions the proposed development will have on a neighbourhood in need of rejuvenation. He provided details on the proposed use of the building and on challenges with parking. He is looking forward to support from Council.

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 adjourned the Public Hearing at 7:19 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer