

CITY OF MAPLE RIDGE

PUBLIC HEARING

February 19, 2019

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 19, 2019 at 7:00 p.m.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor A. Yousef

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager Public Works & Development Services
L. Benson, Director of Corporate Administration

Other staff as required

ABSENT

Councillor G. Robson
Councillor R. Svendsen

C. Goddard, Manager Development and Environmental Services
B. Elliott, Manager Community Planning
D. Hall, Planner 2, Development and Environmental Services
A. Kopystynski, Planner 2, Development and Environmental Services
D. Olivieri, Research Technician

Mayor Morden called the meeting to order. 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 February 26, 2019.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1) **2017-074-RZ**
20383 Ospring Street

Maple Ridge Zone Amending Bylaw No. 7315-2017

The current application is to rezone the subject property located at 20383 Ospring Street from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of 2 lots.

The Mayor advised that 38 letters were sent out on this application. The Corporate Officer advised that no correspondence was received in response.

D. Hall, Planner 2, Development and Environmental Services, gave a PowerPoint presentation providing the following information:

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

The Mayor called for speakers for first call.

Gary Solon – 11390 Melville St.

Mr. Solon asked why the address for the proposed two lots are on Ospring instead of Melville. Staff advised that Melville was chosen as it is fronting street but when the subdivision occurs, the addresses will be on Melville.

The Mayor called for speakers for second call.

The Mayor called for speakers for third call.

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

2) **2017-390-RZ**
23084 and 23100 Lougheed Highway

Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018

The current application requires amendments to the Official Community Plan to amend the boundary of the *Conservation* designation and *Urban Residential* designation for ground-truthing.

Maple Ridge Zone Amending Bylaw No. 7442-2018

The current application is to rezone a portion of the subject property from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District), to permit a future project originally with approximately 30 townhouses.

The Mayor advised that 190 letters were sent out on this application and no correspondence was received in response.

A. Kopystynski, Planner 2, Development and Environmental Services Adrian, Planner gave a PowerPoint presentation providing the following information:

- Application Information

- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan
- Sample Elevations
- Parking Layouts and parking space allocation
- Landscaping Plans
- Terms and Conditions

The Mayor called for three times for speakers. There being no 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 7:15 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer