

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

May 16, 2006

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 16, 2006 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

Mayor G. Robson  
Councillor E. Daykin  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor C. Speirs  
Councillor K. Stewart

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
B. McDonald, Acting General Manager of Public Works  
& Development Services  
J. Pickering, Director of Planning  
C. Goddard, Manager of Development and Environmental  
Services  
C. Marlo, Confidential Secretary

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Mayor Robson called the meeting to order. The Municipal Clerk explained the procedure and rules of order of the Public Hearing. He advised that in accordance with the Community Charter, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until they are either adopted or defeated. The by-laws will be considered further at the next Council Meeting on May 23, 2006.

The Municipal Clerk advised that no correspondence was received on any of the agenda items.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

**1a) RZ/098/05**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO.  
6379-2005**

**LEGAL:** Lot A, Section 17, Township 12, Plan 86981

**LOCATION:** 11920-228 Street

**PURPOSE:** To amend Schedule "A" & "H" of the Official Community Plan to include the site into Development Permit Area V(13) ( as shown on Map

No. 722) to ensure the form and character of development at the building permit stage.

**1b) RZ/098/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6380-2005**

**LEGAL:** Lot A, Section 17, Township 12, Plan 86981

**LOCATION:** 11920-228 Street

**FROM:** RM-3 (High Density Apartment)

**TO:** RM-6 (Regional Town Centre High Density Apartment Residential)

**PURPOSE:** To permit a 16 storey residential tower, with 3 storey podium base.

The Manager Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Project Details
- Development Information Meeting
- Development Considerations

**Wes McAuley, Sitelines Architecture, Applicant's Representative**

Mr. McAuley gave a power point presentation which provided a description of the construction elements of the project.

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

**2a) RZ/029/05**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6368-2005**

**LEGAL:** Lot A, Except: Firstly: Part Subdivided by Plan LMP49360; Secondly: Part Subdivided by Plan BCP514, District Lot 404, Group 1, Plan LMP49360, New Westminster District, Plan LMP47845

**LOCATION:** 23701 Kanaka Way

**PURPOSE:** To amend Schedule “B” of the Official Community Plan (as shown on Map No 712)

**FROM:** Conservation

**TO:** Compact Housing (40 units per net hectare)

AND To amend Schedules “A” and “H” of the Official Community Plan to include the site into Development Permit Area XLI(24) ( as shown on Map No. 713) to ensure the form and character of development at the building permit stage.

**2b) RZ/029/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6369-2005**

**LEGAL:** Lot A, Except: Firstly: Part Subdivided by Plan LMP49360; Secondly: Part Subdivided by Plan BCP514, District Lot 404, Group 1, Plan LMP49360, New Westminster District, Plan LMP47845

**LOCATION:** 23701 Kanaka Way

**FROM:** RS-3 (One Family Rural Residential)

**TO:** R-3 (Special Amenity Residential District)

**PURPOSE:** To permit the future subdivision into approximately 35 residential lots.

The Manager Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Project Details

**Ilsie Phillips**

Ms. Phillips expressed her concern with the removal of a portion of the property from the conservation area noting the abundance of wildlife in the area. The Manager of Development and Environmental Services displayed an aerial photo of property and identified the area where the conservation boundary will be adjusted. He indicated that the adjustment will bring the boundary in line with what is actually on the ground at the site.

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 terminated the Public Hearing at 7:20 p.m.

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G. Robson, Mayor

Certified Correct

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T. Fryer, Municipal Clerk