

***COMMITTEE OF THE WHOLE  
AGENDA  
July 6, 2015  
1:00 p.m.  
Council Chamber***

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council. The meeting is live streamed and recorded by the City of Maple Ridge.*

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Note: If required, there will be a 15-minute break at 3:00 p.m.

***Chair: Acting Mayor***

**1. *DELEGATIONS/STAFF PRESENTATIONS* – (10 minutes each)**

1:00 p.m.

**1.1 Great Canadian Gaming Corporation – Progress Report on the Chances Maple Ridge Operation**

- Ken Stratton, General Manager of Chances Maple Ridge
- Chuck Keeling, Vice President, Stakeholder Relations and Responsible Gaming

**1.2 Environmental Management Strategy Presentation**

- R. Stott, Environmental Planner

**2. *PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note: Owners and/or Agents of Development Applications may be permitted to speak to their applications with a time limit of 10 minutes.

Note: The following items have been numbered to correspond with the Council Agenda:

**1101 2011-107-RZ, 13586 232 Street, RS-3 to R-1 and RS-1b**

Staff report dated July 6, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7141-2015 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) and RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into approximately 10 single family lots over two phases be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1102 2014-014-RZ, 13316 235 Street, RS-3 to R-1 and RS-1b**

Staff report dated July 6, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7071-2014 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) and RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into 13 lots be given second reading and be forwarded to Public Hearing.

**1103 2011-095-DVP, 11219 243 Street**

Staff report dated July 6, 2015 recommending that the Corporate Officer be authorized to sign and seal 2011-095-DVP to increase maximum allowable height within the RS-1b zone from 9.5 m to 11 m.

**1104 2012-068-DP and 2012-068-DVP, 20370 Lougheed Highway**

Staff report dated July 6, 2015 recommending that the Corporate Officer be authorized to sign and seal 2012-068-DP to permit construction of a financial services building in the C-2 (Community Commercial) zone and that the Corporate Officer be authorized to sign and seal 2012-068-DVP to increase the height from 7.5 m to 8.5 m for two vertical architectural features on the north-west and east building elevations.

**3. *FINANCIAL AND CORPORATE SERVICES (including Fire and Police)***

**1131 Employment Land Investment Incentive Program Partnering Agreement**

Staff report dated July 6, 2015 recommending that the Corporate Officer be authorized to execute Partnering Agreements for Building Permit Numbers 14-125174 and 14-125187 with Big Trucks Co. Inc. to provide financial incentives in accordance with the Employment Land Investment Incentive Program.

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

5. *CORRESPONDENCE*

1171

6. *OTHER ISSUES*

1181

7. *ADJOURNMENT*

8. ***COMMUNITY FORUM***

**COMMUNITY FORUM**

The Community Forum provides the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

Council will not tolerate any derogatory remarks directed at Council or staff members.

Each person will be permitted 2 minutes to speak or ask questions (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

Other opportunities are available to address Council including public hearings and delegations. The public may also make their views known to Council by writing or via email and by attending open houses, workshops and information meetings. Serving on an Advisory Committee is an excellent way to have a voice in the future of this community.

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or **clerks@mapleridge.ca**  
Mayor and Council at **mayorandcouncil@mapleridge.ca**

Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7141-2015  
13586 232 Street

**MEETING DATE:** July 6, 2015  
**FILE NO:** 2011-107-RZ  
**MEETING:** C of W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13586 232 Street, from RS-3 (One Family Rural Residential) to R-1 (Residential District) and RS1-b (One Family Urban (Medium Density) Residential) to allow future subdivision into approximately 10 single family lots over two phases. This development proposal is for a larger number of lots than prescribed under the existing land use designation areas of the parent parcel, as a portion of the *Open Space* lands on the parent parcel are developable.

As a result, the applicant is requesting an OCP amendment to increase the *Eco-Clusters* land use designation and reduce in *Open Space* land use designation. This OCP amendment reflects ground-truthing of developable and non-developable land on the subject property. Under the amended land use designations, the overall density envisioned in the Silver Valley Area Plan will be maintained, but the unit yield will increase by 5 as the developable area is increased.

The amendment is supportable as the existing equestrian trail in the 136 Avenue road right-of-way will be maintained through the subject application, which meets the policy intent of the *Open Space* land use designation. The reduction in *Open Space* will not impact neighbourhood connectivity and trail linkages in the Blaney Hamlet. To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

- 1) In respect of Section 879 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. School District Boards, greater boards and improvements district boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment, and;

- 2) That Zone Amending Bylaw No. 7141-2015 be given first reading; and
- 3) That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

#### DISCUSSION:

##### a) Background Context:

Applicant:	Joel Lycan						
Owner:	John and June Wiebe						
Legal Description:	Lot: 40, Section: 28, Township: 12, Plan: NWP40424						
OCP:							
Existing:	Eco-Clusters, Conservation, Open Space						
Proposed:	Eco-Clusters, Conservation, Open Space (boundary adjustment)						
Zoning:							
Existing:	RS-3 (One Family Rural Residential)						
Proposed:	R-1 (Residential District), RS-1b (One Family Urban (Medium Density) Residential)						
Surrounding Uses:							
North:	<table> <tr> <td>Use:</td><td>Unopened road right-of-way, Municipal sanitary pump station, Single Family Residential</td></tr> <tr> <td>Zone:</td><td>RS-3 (One Family Rural Residential)</td></tr> <tr> <td>Designation:</td><td>Open Space, Eco Cluster, Conservation</td></tr> </table>	Use:	Unopened road right-of-way, Municipal sanitary pump station, Single Family Residential	Zone:	RS-3 (One Family Rural Residential)	Designation:	Open Space, Eco Cluster, Conservation
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Zone:	RS-3 (One Family Rural Residential)						
Designation:	Open Space, Eco Cluster, Conservation						
South:	<table> <tr> <td>Use:</td><td>Single Family Residential</td></tr> <tr> <td>Zone:</td><td>RS-3 (One Family Rural Residential)</td></tr> <tr> <td>Designation:</td><td>Open Space, Eco Cluster, Conservation</td></tr> </table>	Use:	Single Family Residential	Zone:	RS-3 (One Family Rural Residential)	Designation:	Open Space, Eco Cluster, Conservation
Use:	Single Family Residential						
Zone:	RS-3 (One Family Rural Residential)						
Designation:	Open Space, Eco Cluster, Conservation						
East:	<table> <tr> <td>Use:</td><td>Park (for conservation purposes)</td></tr> <tr> <td>Zone:</td><td>RS-3 (One Family Rural Residential)</td></tr> <tr> <td>Designation:</td><td>Conservation</td></tr> </table>	Use:	Park (for conservation purposes)	Zone:	RS-3 (One Family Rural Residential)	Designation:	Conservation
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Zone:	RS-3 (One Family Rural Residential)						
Designation:	Conservation						
West:	<table> <tr> <td>Use:</td><td>Single Family Residential</td></tr> <tr> <td>Zone:</td><td>RS-3 (One Family Rural Residential)</td></tr> <tr> <td>Designation:</td><td>Low/Medium Density Residential, Eco Cluster</td></tr> </table>	Use:	Single Family Residential	Zone:	RS-3 (One Family Rural Residential)	Designation:	Low/Medium Density Residential, Eco Cluster
Use:	Single Family Residential						
Zone:	RS-3 (One Family Rural Residential)						
Designation:	Low/Medium Density Residential, Eco Cluster						
Existing Use of Property:	Single Family Residential						
Proposed Use of Property:	Single Family Residential						
Site Area:	1.086 ha (2.68 acres)						
Access:	136 Avenue						
Servicing requirement:	Urban Standard						

**b) Site Characteristics:**

The subject property fronts onto 232 Street and is located adjacent to the unopened 136 Avenue road right-of-way that includes an equestrian trail, municipal pump station, and driveway access to the existing home. While there are no development applications for adjacent properties to the subject property, lands further north are currently under application (2013-086-RZ on 13660, 13702, 13738 232 Street and 23262 Silver Valley Road); and application RZ/087/08 on the west side of 232 Street was approved in 2014.

The subject property is characterised by a complicated topography with some access easement restrictions benefitting lands to the south. Treed slopes with over 30% grades along the eastern and central western sides of the site (see Appendix D). The North Alouette River is located in the eastern portion of the subject property within a steep ravine. The central portion of the subject property is a flat, cleared plateau, where an existing large single family home is located. An easement is currently registered on the subject property, which runs diagonally north-west to south-east and facilitates a driveway to access the neighbouring property to the south, located at 13546 232 Street. The existing home on the subject property is accessed via a driveway that begins on the unopened road 136 Avenue right-of-way, branches off from the access easement, and runs along the northern property line and into the unopened road right-of-way. The two existing homes were accessed in the rather complicated manner due to the existing steep topography which prohibited direct lot access to 232 Street. This topography will have a direct and limiting affect on the future subdivision design in the vicinity. Complicating matters further is the applicant's desire to retain for as long as possible the existing high value home, thus resulting in the need to phase the subdivision.

**c) Project Description:**

The applicant proposes to subdivide the subject property into 4 R-1 (Residential District) single family lots fronting onto 232 Street accessed from a lane parallel to 232 Street separated by a planted bioswale located in the road right-of-way. These lots will back onto a strip of dedicated park land that is steep and therefore not suitable for development. This topographic feature extends southwards and affects future road and lot patterns. An additional 4 RS-1b (One Family Urban (Medium Density) Residential) zoned lots are proposed on the other side of the park area, including one lot with the existing single family home. The existing 136 Avenue road right-of-way will be constructed to a local road standard with an equestrian shoulder trail, and will be extended to provide frontage and access to the four larger lots (see Appendix C).

Undevelopable steep land will be dedicated to the City as park along the North Alouette River as well as behind the proposed lots including a pedestrian trail for open space purposes. Future subdivision to create an additional two RS1-b (One Family Urban (Medium Density) Residential) lots on the east side of the new local road will proceed once the existing home is removed in the future.

The applicant is seeking to reduce the amount of *Open Space* designated land on the subject property, and is requesting an amendment to enlarge the *Eco Cluster* land use designation along the western portion of the property. The reduced *Open Space* area in the middle portion of the property is proposed to be dedicated to the City and will include a secondary pedestrian trail. The new trail will eventually connect to the North Alouette River when lands further south are developed.

At this time the current application has been assessed to determine its compliance with the OCP and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields,

OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is located in the Blaney Hamlet within the Silver Valley Area Plan and is currently designated *Open Space* (36%), *Eco Cluster* (32%), and *Conservation* (32%). The Silver Valley Area Plan identifies both an equestrian trail and a secondary pedestrian trail through the *Open Space* designated land to connect the equestrian trail network from 232 Street to the bank of the North Alouette further south.

*Blaney Hamlet:*

The Blaney Hamlet is one of three hamlets in the Silver Valley Area. Hamlets are defined in scale by a 400 metre or five minute walking distance from a central intersection and consist of several neighbourhoods. The hamlet's role in the area plan is to provide services to residents within a five minute walking distance.

The centre of the Blaney Hamlet is the intersection of 232 Street and Silver Valley Road. The highest residential densities are focused along 232 Street and the density decreases as the distance from the commercial node increases. The subject property is located close to the southern boundary of the Blaney Hamlet.

*Land Use Designations and Prescribed Density:*

The *Eco-Clusters* land use designation permits densities ranging between 5-15 units per hectare which equates to a lot yield range of two to five lots given the current land use designation sizes on the parent parcel. The proposed development of 10 single family lots is therefore higher than the lot yield prescribed in the Silver Valley Area Plan by 5 units and will require an OCP amendment.

The *Open Space* land use designation represents areas that are intended to be left in their natural state. The *Open Space* designation was established to maximize tree retention; protect views; protect edge conditions on environmentally sensitive lands; and provide linkages and connections to amenities and community features.

Natural public open spaces in the Silver Valley Area Plan are generally linear areas for the provision of various trails that provide non-vehicular connections to surrounding areas and features. Policy 5.5.4 **Natural Open Spaces** reads in part that natural open spaces:

*“e) Provide a variety of trails that ensure strong linkages and connections to surrounding amenities and community features.*

- i. Preserve and enhance historic and existing trails*
- ii. Establish a hierarchy of trails throughout the natural open space areas, i.e:*

- |                                 |                              |
|---------------------------------|------------------------------|
| • <i>Horse Trail:</i>           | <i>horses, pedestrians</i>   |
| • <i>Secondary Horse Trail:</i> | <i>horses, pedestrians</i>   |
| • <i>Primary Trails:</i>        | <i>pedestrians, cyclists</i> |
| • <i>Secondary Trails:</i>      | <i>pedestrians”</i>          |



The *Conservation* land use designation is for the protection of ecologically sensitive lands and significant natural features that are essential to maintain the ecological diversity within the City.

The exact extent of the open space can only be determined after the physical inventory (i.e: ground truthing) is completed. Whether *Open Space* land will be in public or private ownership is dependent on the findings from the physical inventory of the site. For example, lands identified as “unbuildable” (i.e. steep slopes, watercourses, and other environmentally sensitive areas) would likely be dedicated to the municipality as a condition of rezoning. Lands deemed to be “developable” would possibly remain in private ownership with a covenant restricting use on that portion of the site (i.e. may form part of a subdivided lot), or may be acquired by the City through some form of density or monetary compensation.

*OCP Amendment Justification:*

For the proposed development, an OCP amendment will be required to increase the amount of *Eco-Cluster* designated land and decrease the amount of *Open Space* designated land to allow the proposed 4 R-1 (Residential District) lots and 5 RS-1 (One Family Urban (Medium Density) Residential) lots. In response to the applicant’s proposal for an OCP amendment that results in an increase to the residential development potential, the following rationale from the Planning, Engineering, and Parks & Leisure Services Department is presented. The amendment would then align with the target density range of 5-15 units per hectare in the Silver Valley Area Plan.

1. The Parks & Leisure Services Department has reviewed the development proposal and has noted that the existing horse trail on the 136 Avenue right-of-way is not identified as a trail location in the Silver Valley Area Plan; however, it plays an important role in the existing overall Silver Valley Trail network.

The equestrian trail is a well-established trail that was maintained by the Haney Horsemen until 2012, when the Parks Department began maintenance of the trail after the fee for service agreement ended with the equestrian club. As a requirement of application RZ/087/08 on the west side of 232 Street, that developer will be constructing an equestrian trail up to 136 Avenue, so that the trail can connect to the existing trail on the east side of 232 Street at 136 Avenue. Furthermore, the vicinity of the 136 Avenue equestrian trail is an area that horseback riders may cross the North Alouette River when water levels are manageable.

Due to the location of the existing 136 Avenue equestrian trail, the Parks & Leisure Services Department has advised that a new equestrian trail is not required through the *Open Space* designated land on the subject property as shown on the OCP equestrian trail map; however a future pedestrian connection would be appropriate once lands to the south develop. The 136 Avenue equestrian trail will connect across 232 Street to lands to the west, currently under development.

2. It is noted that a secondary trail for pedestrians is in the process of being established along the top of bank of the North Alouette River as properties on the east side of 232 Street are developed. Approximately 158 metres of trail has been built to date, and an additional 175 metres extension is proposed to the secondary trail under application 2013-086-RZ further north of the subject property. This will complement the existing equestrian trail, and additional secondary trail.

**Zoning Bylaw:**

The current application proposes to rezone the subject property, located at 13586 232 Street from RS-3 (One Family Rural Residential) to R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential), to permit future subdivision into approximately 10 single family lots over two phases. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 8,000 m<sup>2</sup> (2 acres). The minimum lot size for the proposed R-1 (Residential District) zone is 371 m<sup>2</sup> (3,993 ft<sup>2</sup>) and 557 m<sup>2</sup> (5,996 ft<sup>2</sup>) for the RS1-b (One Family Urban (Medium Density) Residential). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule “B” or all areas within 50 metres of an area designated Conservation on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule “C”

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester’s Report will be required to determine wildfire mitigation requirements.

**Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Licenses, Permits & Bylaws;
- c) Operations Department;

- d) Fire Department;
- e) Parks Department;
- f) School District; and
- g) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

**Parks & Leisure Services Department:**

Prior to second reading, the Parks & Leisure Services Department will review the opportunity for trail repair and improvement along the 136 Avenue right-of-way that the applicant will be required to complete as a condition of final zoning approval.

**Engineering Department:**

This application has not been forwarded to the Engineering Department for detailed comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. This evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

In respect of Section 879 of the *Local Government Act* for consultation during an Official Community Plan amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

In order for this application to proceed the following information must be provided, as required by Development Procedures Bylaw No. 5879-1999 as amended:

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Wildfire Development Permit Application (Schedule J); and
6. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**h) Alternatives:**

- i) Council could take the view that they do not support the proposed OCP amendment to increase the *Eco-Cluster* designation of the subject property and reject the rezoning application. Should Council not wish to explore an overall unit increase in the Blaney Hamlet, the subject application could be deferred to allow the applicant to consider a development proposal within the existing OCP land use boundaries, which would support a yield in the range of 2-5 lots.
- ii) Another alternative is for Council to direct staff to explore a density bonus approach with the applicant that reflects the increased lot yield. The following OCP policy provides Council with the option to consider amenity contributions through the development process:

*Policy 2-9      Density Bonuses and Amenity Contributions may be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications to help provide a variety of amenities and facilities throughout the municipality.*

An amenity contribution of \$3,100.00 per lot has been used in the Albion Area in exchange for higher lot yields.

**CONCLUSION:**

Based on ground-truthing, the applicant is requesting an OCP amendment to increase the amount of *Eco-Clusters* designated land and decrease the amount of *Open Space* designated land, as a portion of the *Open Space* land is developable. Based on the current land use areas, the lot yield for the subject property is 2-5 units based on a density of 5-15 units per hectare. When the same density range is applied under the amended land use areas, the lot yield is 3-10 units. The density of the subject application would therefore be within the range prescribed in the Silver Valley Area Plan if Council approves the OCP amendment.

The OCP amendment is supportable as the density would not exceed the area plan guidelines and because the amendment reflects ground-truthing of the developable land on the subject property. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No. 7141-2015 will be amended. The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

"Original signed by Amelia Bowden"

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**Prepared by:**                      **Amelia Bowden**  
   **Planning Technician**

"Original signed by Christine Carter"

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**Approved by:**                      **Christine Carter, M.PL, MCIP, RPP**  
   **Director of Planning**

"Original signed by Frank Quinn"

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**Approved by:**                      **Frank Quinn, MBA, P. Eng**  
   **GM: Public Works & Development Services**

"Original signed by Frank Quinn"

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**Concurrence:**                      **Frank Quinn, MBA, P. Eng**  
   **Acting Chief Administrative Officer**

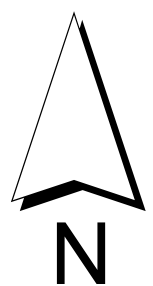
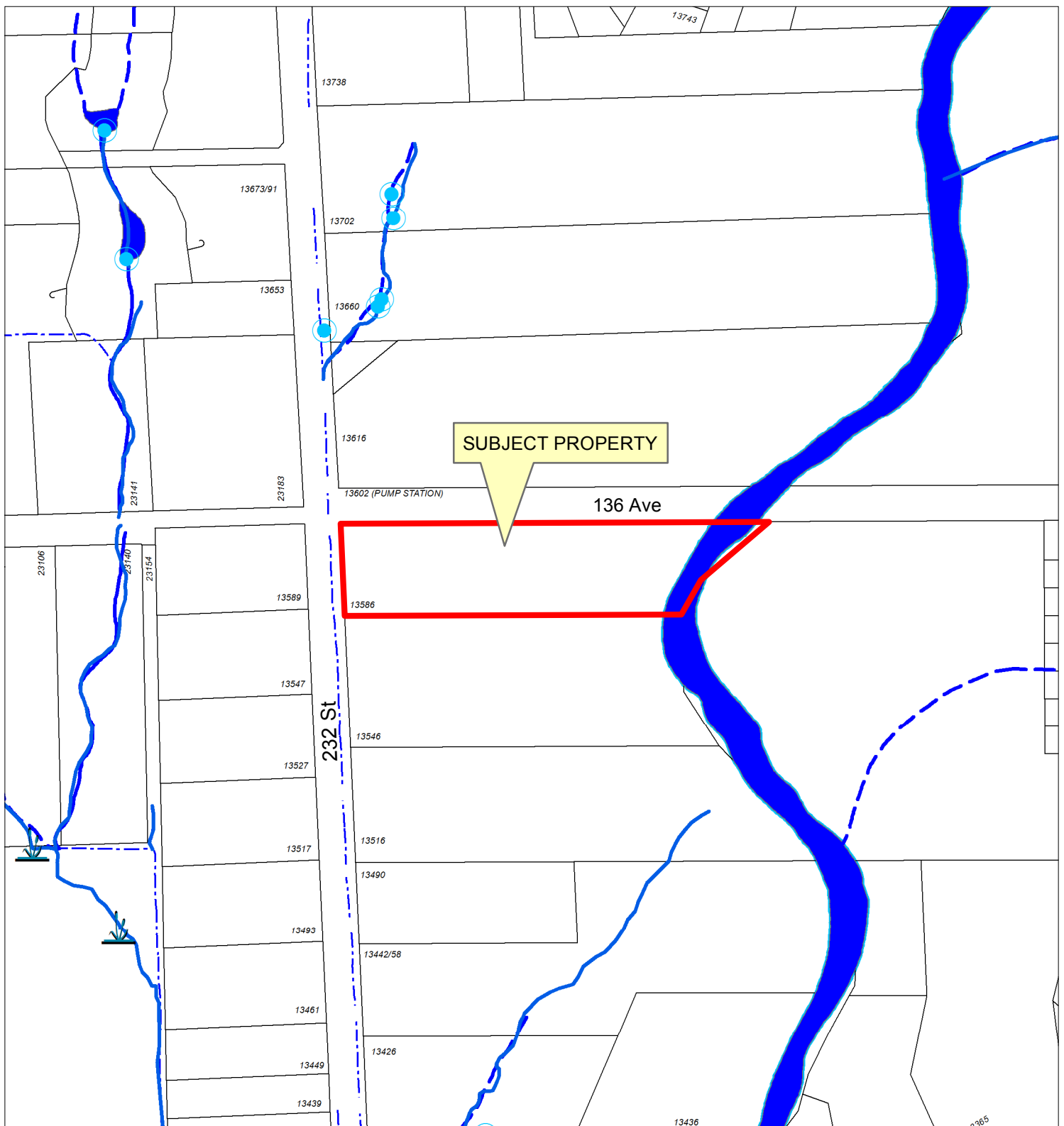
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Zone Amending Bylaw No. 7141-2015

Appendix C – Proposed Subdivision Plan

## Appendix D – Site Context Map



Scale: 1:3,000

## Legend

- Ponds
- Wetlands
- GPS Creek Centrelines
- Streams & Rivers (Topographic)**
- Feature Type**
- Indefinite Creek Centreline
- Ditch Centreline
- River Centreline
- Rivers & Lakes (Topographic)**
- Feature Type**
- Canal
- Flooded Land
- Lake/Reservoir
- Marsh
- River

13586 232 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2011-107-RZ

DATE: Jun 26, 2015

BY: PC

## APPENDIX B

## CITY OF MAPLE RIDGE

# BYLAW NO. 7141-2015

**A Bylaw to amend Map "A" forming part  
of Zoning Bylaw No. 3510 - 1985 as amended**

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7141-2015."
2. That parcel or tract of land and premises known and described as:

Lot 40 Section 28 Township 12 New Westminster District Plan 40424

and outlined in heavy black line on Map No. 1636 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District) and RS-1b (One Family (Medium Density) Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

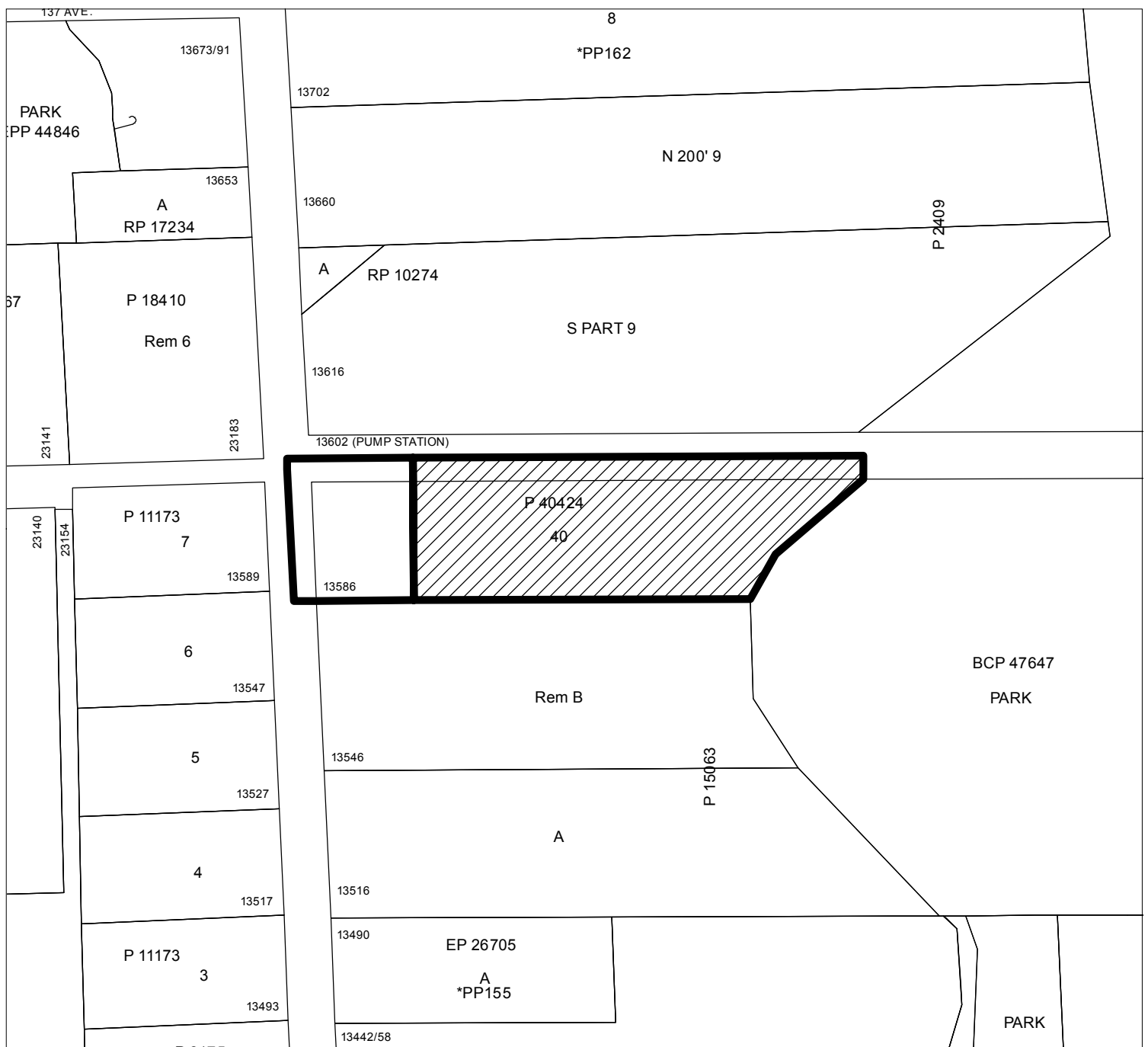
**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED,** the            day of            , 20

## PRESIDING MEMBER

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7141-2015

Map No. 1636

From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)

RS-1b (One Family Urban (Medium Density) Residential)

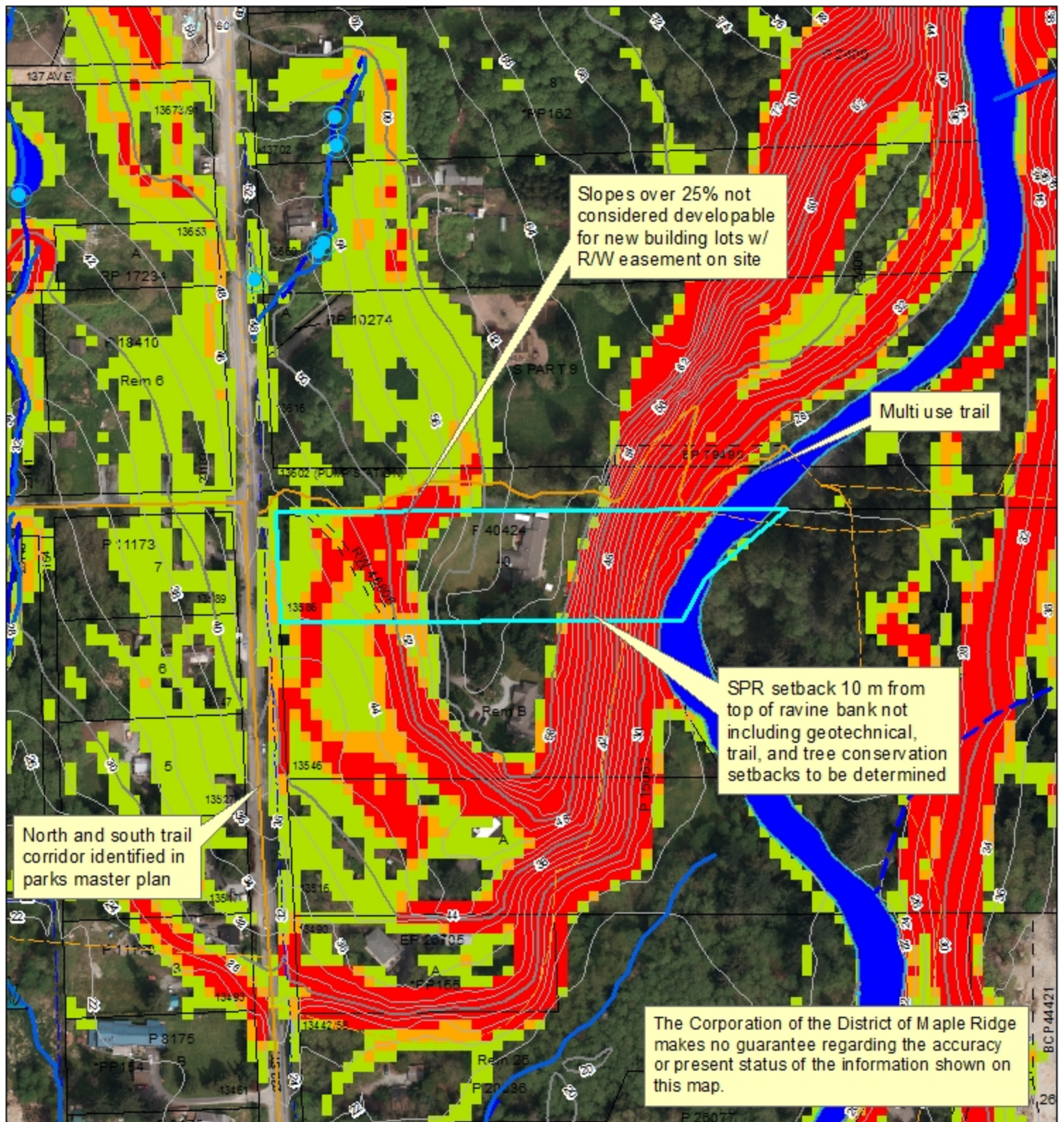


SCALE 1:2,500



## APPENDIX C





### Legend

## Trails

## OCP STATUS

--- DESIRED

— EXISTING

— GPS Creek Centrelines

## Slope

Percent

0 - 14

 15 - 25

26 - 30

13586 232 St.  
Site Context Map1



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE

PLANNING DEPARTMENT

DATE : Apr 12, 2013 FILE : U ntitled

BY: RS

Scale: 1:2,500

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7071-2014**  
**13316 235 Street**

**MEETING DATE:** July 6, 2015  
**FILE NO:** 2014-014-RZ  
**MEETING:** C of W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential), to permit a subdivision into 13 lots; 8 R-1 (Residential District) bare land strata lots and 5 RS-1b (One Family Urban (medium Density) Residential) lots. Council granted first reading to Zone Amending Bylaw No. 7071-2014 on April 14, 2014. This application is in compliance with the Official Community Plan (OCP).

As there is no land on the subject property identified for park land in either the Official Community Plan or the Parks Master Plan in accordance with Section 941 of the Local Government Act, it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal.

**RECOMMENDATIONS:**

- 1) That Maple Ridge Zone Amending Bylaw No. 7071-2014 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 941 of the Local Government Act; and,
- 3) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Road dedication on Larch Avenue as required;
  - iii) Registration of a Restrictive Covenant for the geotechnical report, which addresses the suitability of the subject property for the proposed development;
  - iv) In addition to the Site Profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.



## DISCUSSION:

### 1) Background Context:

Applicant:	Ed Brett and Paul Hayes
Owner:	Landmark Enterprises Ltd.
Legal Description:	Lot 3, Section 28, Township 12, NWD Plan 3007
OCP:	
Existing:	Med-High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Single Family and Duplex Residential
	Zone: RT-1 (Two Family Urban Residential), RS-3 (One Family Rural Residential), and RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Medium Density Residential
South:	Use: Single Family and Larch Avenue
	Zone: RS-3 (One Family Rural Residential), and RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Medium-High Density Residential, Neighbourhood Park, and Conservation
East:	Use: Single Family and Street Townhouses (new development under construction)
	Zone: R-1 (Residential District) and RST-SV (Street Townhouse)
	Designation: Medium-High Density Residential
West:	Use: Single Family Residential
	Zone: RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Medium Density Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	0.770 Hectares (1.90 acres)
Access:	235 Street and Larch Avenue
Servicing requirement:	Urban Standard

## 2) Project Description:

This subject property (Appendix A) is a remnant parcel and is the last parcel or undeveloped land north of Larch Avenue and west of 235th Street. There is an existing 3.0 metre wide statutory right-of-way for drainage along the northern property boundary serving land to the north, which is to be retained.

The preliminary subdivision plan (Appendix C) shows a total of 13 single family residential lots, of which 5 lots are proposed to be zoned RS-1b (One Family Urban (Medium Density) Residential), ranging in size from 557 m<sup>2</sup> to 635 m<sup>2</sup> and accessed off of 235th Street. The remainder lot will be part of a bare land strata subdivision into eight (8) lots, ranging in size from 373 m<sup>2</sup> to 392 m<sup>2</sup>, accessed off of Larch Avenue.

The topography of the subject property is challenging with some areas showing 15-25% slopes. The proposed RS-1b (One Family Urban (Medium Density) Residential) lots facing 235 Street follow the existing lot pattern to the north and west of the subject property. This will leave an inaccessible, deeper remainder lot on the eastern portion, which can only be accessed off of Larch Avenue. Further subdivision of this remainder lot is not possible due to the lack of possible fronting public road. Therefore, a subdivision is required utilizing a private road to create the remaining 8 lots. (Appendix C)

The proposed R-1 (Residential District) lot sizes within the bare land subdivision arrangement are compatible with lots to the east of the subject property (RZ/075/09). The RS-1b (One Family Urban (Medium Density) Residential) lots facing 235 Street will not have access off the private bare land strata lane. All the off-site upgrades to roads and servicing will be required as a condition of final reading.

## 3) Planning Analysis:

### i) Official Community Plan:

The subject property is designated *Medium-High Density Residential*, and is located within the Silver Valley Area Plan between the Forest Hamlet and the River Village. The proposed RS-1b One Family Urban (Medium Density) Residential lots and R-1 (Residential District) zones align with the OCP designation.

In February 2012, Council approved a development proposal (RZ/075/09), east of the subject property for 13 single family lots zoned R-1 (Residential District) and 17 street townhouses zoned RST-SV (Street Townhouse – Silver Valley). That application RZ/075/09 included the construction of the new Larch Avenue. The proposal fits with the existing neighborhood context. The proposed zones follow the neighborhood's pattern and align with the existing OCP designation. An OCP amendment is not required.

### ii) Zoning Bylaw:

The application proposes to rezone the property located at 13316 235 Street to R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of 13 lots; 5 R-1 (Residential District) residential lots and 8 bare land strata lots zoned RS-1b (One Family Urban (Medium Density) Residential).

The proposed R-1 (Residential District) zone requires a minimum lot size of 371 m<sup>2</sup>; a minimum lot width of 12 metres and a minimum lot depth of 24 metres. The proposed lots meet the minimum zoning provisions and it is anticipated no Development Variance Permit will be required. The proposed RS-1b (One Family Urban (Medium Density) Residential) zone requires a minimum lot area of 557 m<sup>2</sup>; a minimum lot width of 15 metres and a minimum lot depth of 27 metres. The maximum

height permitted in the RS-1b (One Family Urban (Medium Density) Residential - Medium Density) zone is 9.5 metres, and in the R-1 (Residential District) zone is 9.0 metres. The developer may seek in the future a variance for building heights to 11.0 metres as is common in the immediate vicinity.

**iii) Development Permits:**

- Pursuant to Section 8.10 of the OCP, a **Natural Features Development Permit** application is required for all development and subdivision activity or building permits for all lands with an average natural slope of greater than 15 percent;
- Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas.

**iv) Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the Local Government Act prior to subdivision approval.

No parkland is identified by the OCP or the Parks Master Plan on this site. Therefore Council will require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

**4) Interdepartmental Implications:**

**i) Fire Department:**

The application is within the Wildfire Development Permit Area, and the Fire Department has reviewed the development application to start discussion on the wildfire mitigation requirements. An assessment report will be required. Since the property is not against the forest edge, the focus for this property will be on appropriate fire smart construction materials and appropriate landscaping features as prescribed in the fire smart BMP guide.

**ii) Engineering Department:**

The Engineering Department has reviewed the development application and has advised that all required off-site services do not exist; therefore, a Rezoning Servicing Agreement is necessary prior to final reading. The Engineering Department will also require a small amount of road dedication on Larch Avenue, in line with the development to the east.

**iii) Building Department:**

The Building Department has reviewed the application and commented on the Stormwater Management Plan/Geotech report and Comprehensive Lot Grading Plan. The comments were communicated back to the applicant; the comments that needed to be dealt with immediately are now solved. Restrictive covenants are required for registration of the Stormwater Management Plan and GeoTech report. No-Build/No-Disturb covenant is required for future maintenance of the drainage behind the wall. No part of the proposed retaining wall can encroach the Sewer Right-Of-Way.

**5) School District No. 42 Comments:**

Pursuant to Section 881 of the Local Government Act, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on March 5, 2015 and comments have not been received at this point.

## **CONCLUSION:**

It is recommended that second reading be given to Maple Ridge Zone Amending Bylaw No. 7071-2014, and that application 2014-014-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

*\*Originally signed by Therese Melser*

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**Prepared by:** Therese Melser  
Planning Technician

*\*Originally signed by Christine Carter*

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**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

*\*Originally signed by Frank Quinn*

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**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

*\*Originally signed by Frank Quinn*

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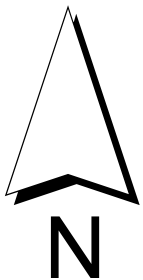
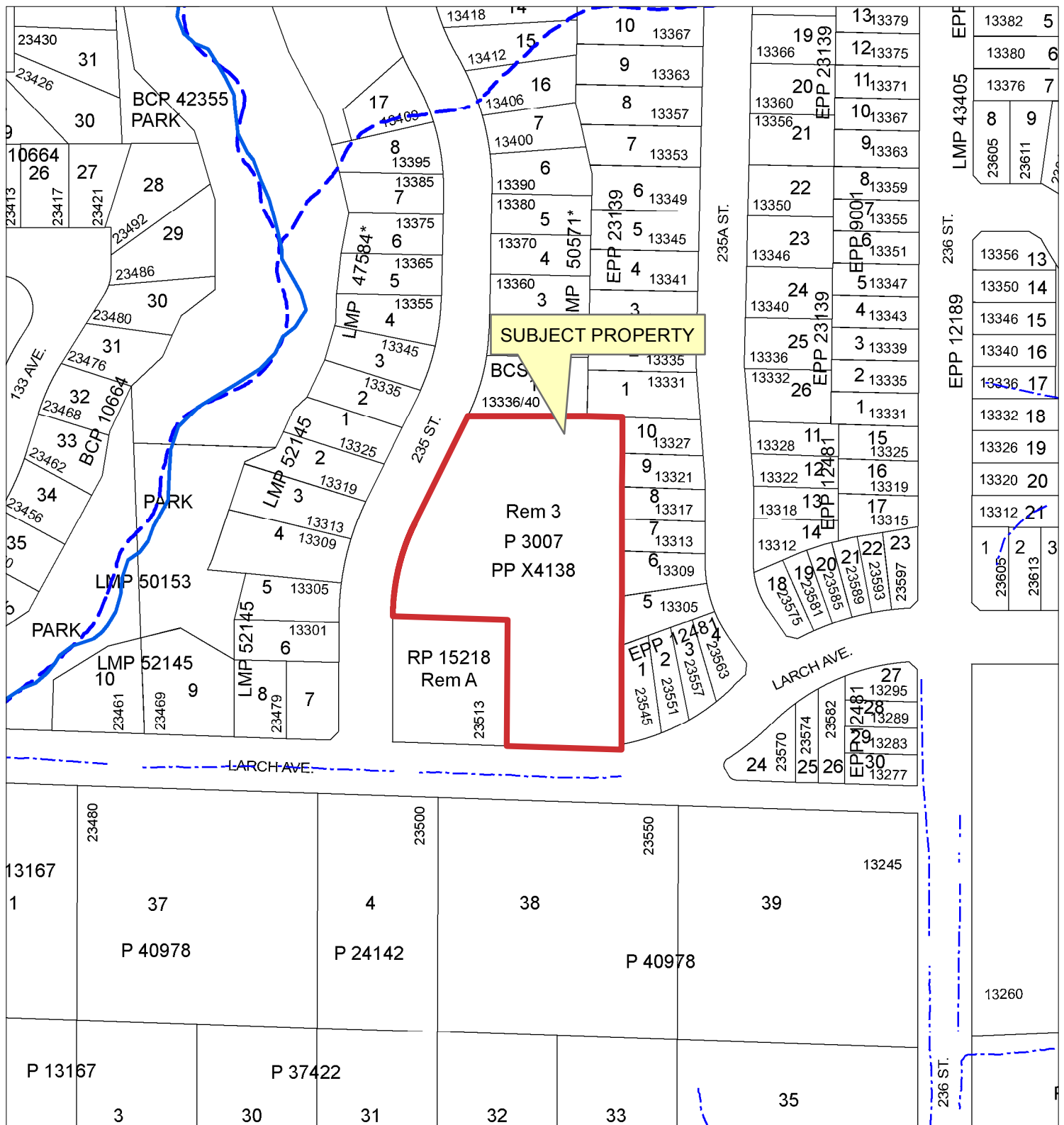
**Concurrence:** Frank Quinn, MBA, P.Eng  
Acting Chief Administrative Officer

The following appendices are attached hereto:

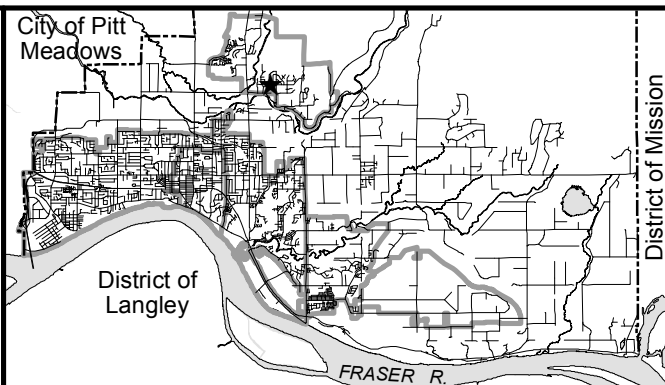
Appendix A – Subject Map

Appendix B – Maple Ridge Zone Amending Bylaw No. 7071-2014

Appendix C – Subdivision Plan



Scale: 1:2,000



ROLL #73884-0000-X  
(LARCH AVENUE)



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Feb 24, 2014      FILE: 2014-014-RZ      BY: PC



CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7071-2014

Map No. 1615

From: RS-3 (One Family Rural Residential)

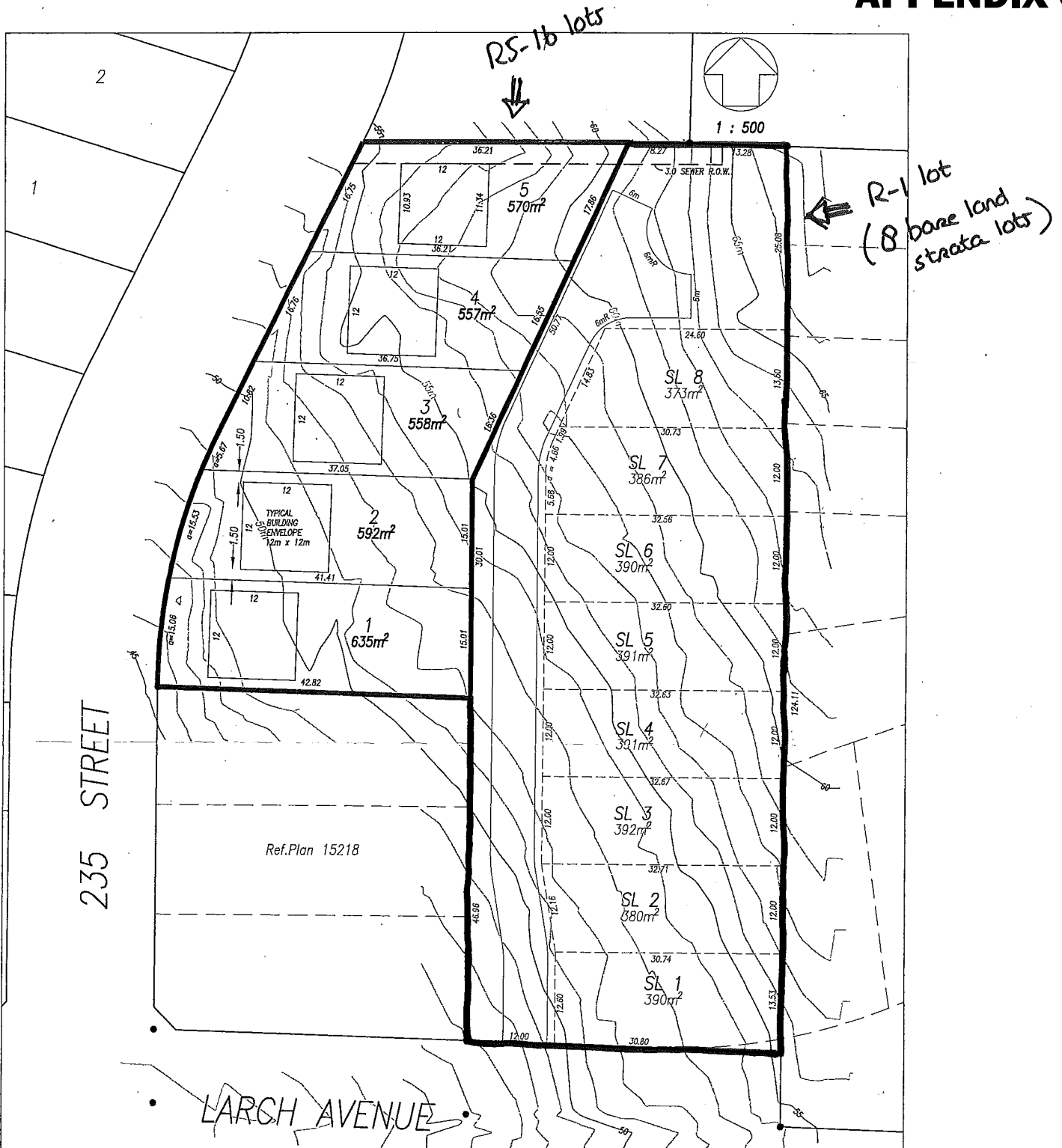
To:  R-1 (Residential District)

 RS-1b (One Family Urban (Medium Density) Residential)



SCALE 1:2,500

# APPENDIX C



## PROPOSED SUBDIVISION INTO 5 RS-1b LOTS

DATE: 20 JANUARY, 2014

LEGAL DESCRIPTION: LOT 3 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER  
DISTRICT PLAN 3007 EXCEPT: REFERENCE PLAN 15218, PLANS 66891,  
LMP 46668, LMP 47584, BCP10664, BCP42355, EPP9001, AND EPP23139

+ 1 R-1 lot, which will be  
subdivided into 8 bare land strata  
lots

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Development Variance Permit**  
**11219 243 Street**

**MEETING DATE:** July 6, 2015  
**FILE NO:** 2011-095-DVP  
**MEETING:** CoW

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application 2011-095-DVP has been received in conjunction with a rezoning and subdivision application to rezone the subject property, located at 11219 243 Street, to RS-1b (One Family Urban (Medium Density) Residential) zone, subject to R-1 (Residential District) requirements through the Density Bonus option. The Density Bonus option is specific to the Albion Area, enabling single-family lot sizes of 371 m<sup>2</sup> (3,993 ft<sup>2</sup>), which will allow future subdivision into approximately 16 lots. The requested variance is to increase the maximum allowable height within the RS-1b (One Family Urban (Medium Density) Residential) from 9.5m (31.2ft.) to 11.0m (36ft.). It is recommended that Development Variance Permit 2011-095-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2011-095-DVP respecting property located at 11219 243 Street.**

**DISCUSSION:**

**a) Background Context**

Applicant: Dave Laird, Aplin & Martin Consultants Ltd.  
Owner: Maridge Properties Ltd.

Legal Description: Lot 18, Section 15, Township 12, New Westminster District  
Plan 50696

OCP:  
Existing: Residential Low-Medium Density  
Proposed: Residential Low-Medium Density and Conservation

Zoning:  
Existing: RS-3 (One Family Rural Residential)  
Proposed: RS-1b (One Family Urban (Medium Density) Residential), with a  
Density Bonus through the Community Amenity Program allowing R-1  
(Residential District) sized lots

Surrounding Uses:

North: Use: Single Family Residential  
Zone: RS-3 (One Family Rural Residential)  
Designation: Residential Low-Medium Density and Conservation

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional and Residential Low-Medium Density
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Residential Low-Medium Density
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Residential Low-Medium Density and Conservation

Existing Use of Property:	Single Family Residential (Rural)
Proposed Use of Property:	Single Family Residential (Urban)
Site Area:	0.81 ha (2 acres)
Access:	112 Avenue, 243 Street, a new road and lane
Servicing requirement:	Urban Standard
Companion Applications:	2011-095-RZ/SD/DP

#### **b) Project Description:**

The subject property is located within the Albion Area Plan and is approximately 0.81 ha (2 acres) in size. The subject property is bounded by 112 Avenue to the south, 243 Street to the east, and single family residential lots to the north and west (see Appendix A). Seigel Creek is located to the northwest of the subject property, which will require a small portion of the property to be dedicated as park for conservation purposes.

The applicant has requested to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus, in accordance with the Community Amenity Program, which received final reading on October 8, 2013. Zoning requirements consistent with the R-1 (Residential District) zone will apply and supersede the zoning requirements for the RS-1b (One Family Urban (Medium Density) Residential) zone.

#### **c) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The applicant has requested variances to the Maple Ridge Zoning Bylaw (see Appendix B) and the following rationale for support is provided:

1. *Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (9) (b):*
  - To increase the maximum height from 9.5m (31.2ft.) to 11.0m (36ft.)

The applicant's reasons for the requested height variance include:

- The requested variance relates more to increases in ceiling heights, roof forms, and higher roof pitches than increased massing of the actual buildings;
- The variance will eliminate the need to artificially manipulate the grades at the building corners; and
- The requested variance is similar to recent development further east along 112 Avenue built by EPIC Homes.

The increase in height is supportable, as it is consistent with the proposed changes to the RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) zones in the draft Zoning Bylaw, and the variance is consistent with similar houses located within Albion Area Plan, which have a maximum building height variance to 11.0m (36 ft.).

#### **CONCLUSION:**

The proposed height variance is supported because the height increase is consistent with proposed changes to the RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) zones. The variance is consistent with variances approved for similar houses located within the Albion Area Plan, ensuring the future homes will all share a similar massing.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2011-095-DVP.

“Original signed by Michelle Baski”

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**Prepared by: Michelle Baski, ASCT  
Planner 1**

“Original signed by Christine Carter”

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**Approved by: Christine Carter, M.PL, MCIP, RPP  
Director of Planning**

“Original signed by Frank Quinn”

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**Approved by: Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services**

“Original signed by Kelly Swift”

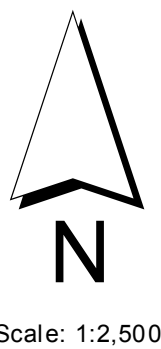
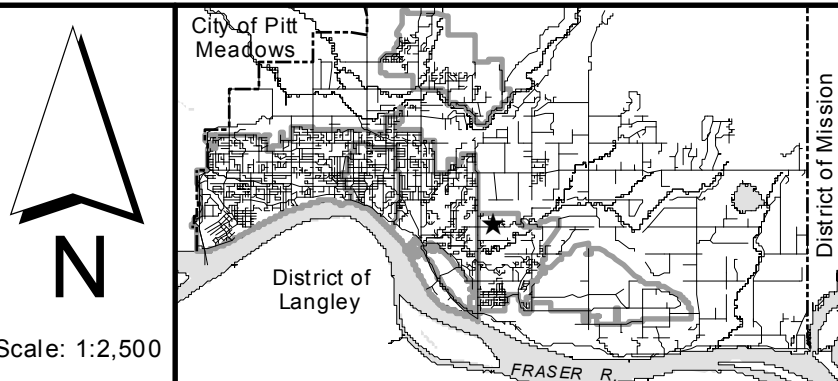
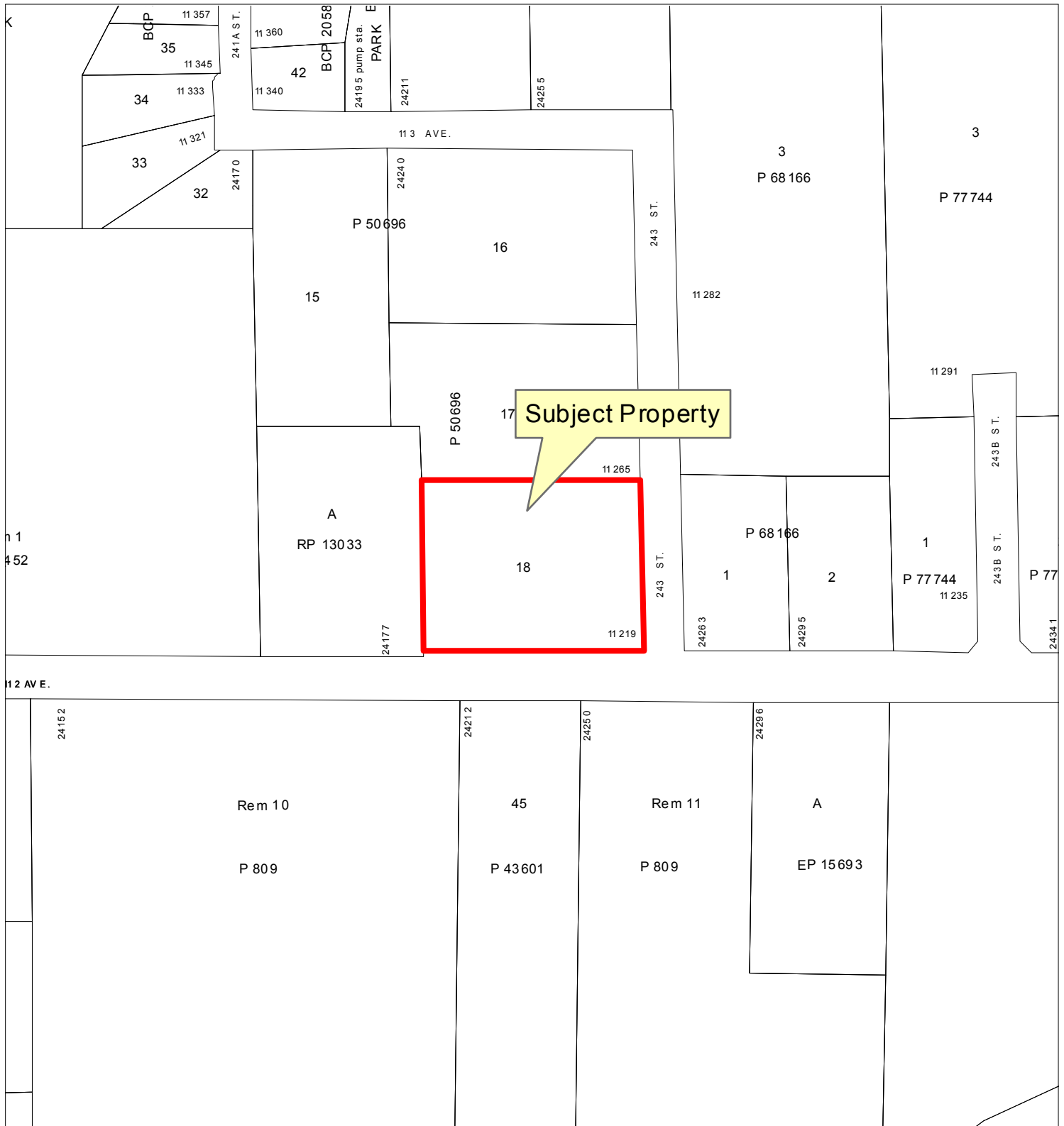
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**Concurrence: Kelly Swift  
Acting Chief Administrative Officer**


The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Proposed Height Variance



## 11219-243 St

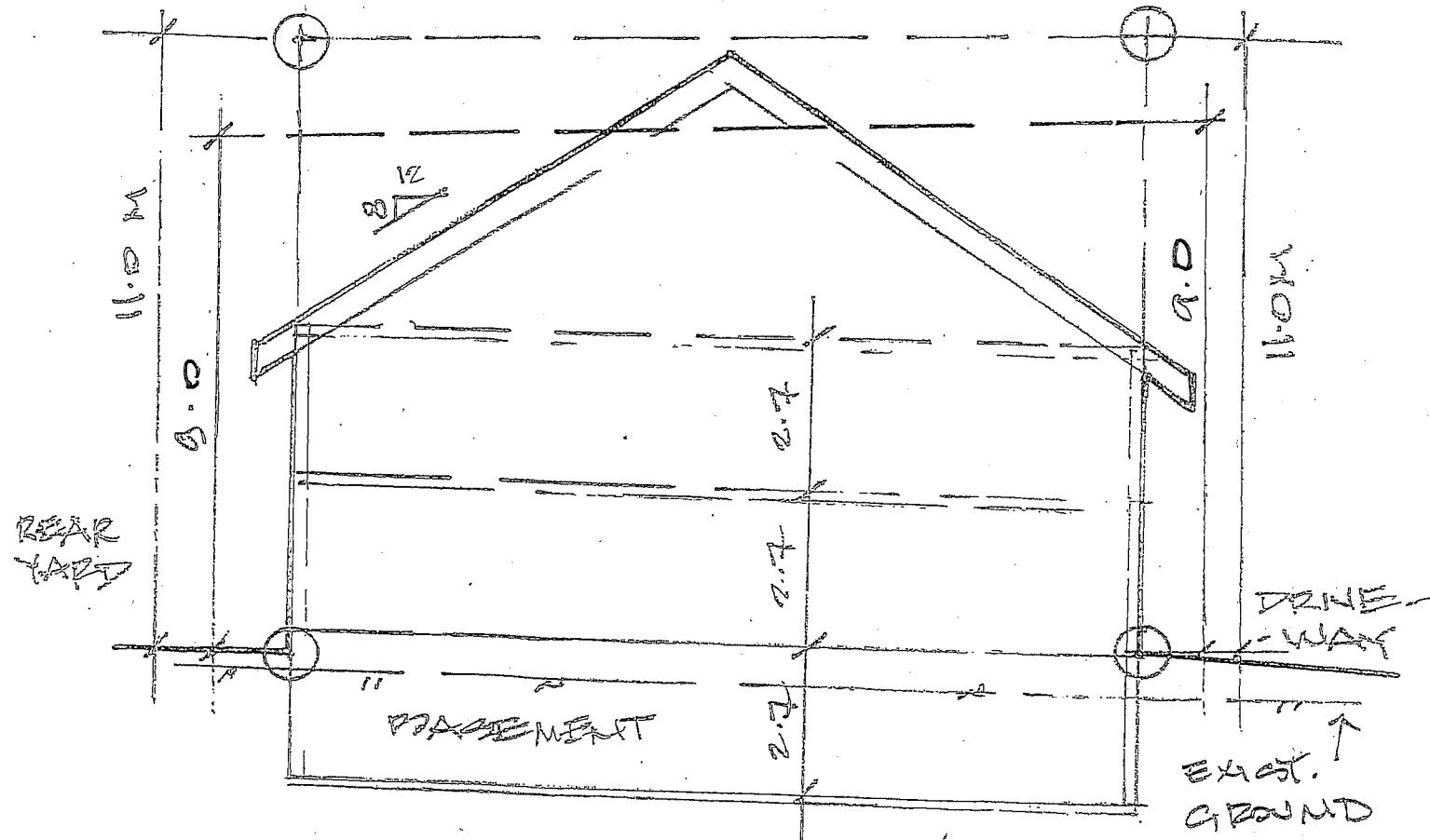


**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**  
FINANCE DEPARTMENT

DATE: Nov 14, 2013
2011-095-RZ
BY: JV

damax consultant ltd.  
#505 - 1755 West Broadway  
Vancouver, BC V6J 4S5

tel. 604 224 6827



TYPICAL HOUSE SECTION  
D.N.P. TO INCREASE HEIGHT FROM  
9.0 TO 11 M / R-1 ZONING

1:125

20.1.15

2011-095-R2



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** July 6, 2015  
**FILE NO:** 2012-068-DP, 2012-068-DVP  
**MEETING:** C of W  
**SUBJECT: Development Permit and Development Variance Permit**  
**20370 Lougheed Highway**

---

### EXECUTIVE SUMMARY:

A Commercial Development Permit application and a Development Variance Permit application have been received in conjunction with application 2012-068-RZ for rezoning, to permit the construction of a financial services building in the C-2 (Community Commercial) zone on the subject property located at 20370 Lougheed Highway (see Appendix A). This application is subject to the Commercial Development Permit Guidelines as outlined in the Official Community Plan (OCP). The requested variance is to increase the height from 7.5 m (24.6 ft) to 8.5 m (27.9 ft) for two vertical architectural features on the north-west and east building elevations.

Council granted first reading for Zone Amending Bylaw No. 6946-2012 on September 11, 2012, and second reading on November 12, 2013. This application was presented at Public Hearing on December 10, 2013, and Council granted third reading on December 10, 2013. Council granted a first extension on December 9, 2014. Council will be considering final reading for rezoning application 2012-068-RZ on July 14, 2015.

### RECOMMENDATIONS:

- 1) That the Corporate Officer be authorized to sign and seal 2012-068-DP respecting property located at 20370 Lougheed Highway; and further,
- 2) That the Corporate Officer be authorized to sign and seal 2012-068-DVP respecting property located at 20370 Lougheed Highway.

### DISCUSSION:

#### a) Background Context:

Applicant:	ThinkSpace Architects
Owner:	MR Landmark 2000 Centre Ltd.
Legal Description:	Parcel A District Lot 222 Group 1 New Westminster District Plan BCP30168
OCP:	
Existing:	Commercial
Zoning:	
Existing:	CS-1 (Service Commercial)
Proposed:	C-2 (Community Commercial), CS-1 (Service Commercial)

#### Surrounding Uses:

North:	Use:	Shopping Mall
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
South:	Use:	Single-Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential, Commercial
East:	Use:	Retail Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
West:	Use:	Service Station, Vacant
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial
Existing Use of Property:	Commercial	
Proposed Use of Property:	Commercial	
Site Area:	1.7 hectares (4.2 acres)	
Access:	Lougheed Highway, 203 Street	
Servicing requirement:	Urban	
Previous Applications:	DP/050/07	

#### b) Project Description:

The applicant proposes to rezone a portion of the subject property from CS-1 (Service Commercial) to C-2 (Community Commercial) at the corner of 203 Street and Lougheed Highway to permit the construction of a financial services building and subdivision into two lots. The existing car dealership will continue to operate on the larger lot. The new corner parcel for the Royal Bank will utilize the existing accesses from Lougheed Highway and a new access from 203 Street. The shared Lougheed Highway access will be secured through a reciprocal cross access easement, allowing access for both parcels across the larger dealership property. The south-west corner of the subject property will continue to be used for vehicle inventory parking.

Rezoning servicing works associated with this project include the construction of a dedicated right turn lane on 203 Street, which will allow better movement of vehicles continuing east-bound on Lougheed Highway and will also reduce the stacking of through traffic on 203 Street. The existing bike lane on 203 Street will continue through to the Lougheed intersection and beyond as it always has after the widening is complete.

#### c) Requested Variance:

A Development Variance Permit application has been received for this project, and involves the following variance:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7: COMMERCIAL ZONES, Section 702 COMMUNITY COMMERCIAL: C-2, 6) a) to increase the maximum building height for two vertical architectural features from 7.5 m (24.6 ft) to 8.5 m (27.9 ft).*

#### d) Planning Analysis:

##### **Official Community Plan:**

The subject property is designated *Commercial* in the OCP. Due to the subject property's location on Lougheed Highway outside of the Town Centre, and based on Policy 6-23 (a), this development is subject to the General Commercial policies of the OCP. The objective of the General Commercial category as stated in the OCP is to "respond to emerging market trends and shopping preferences and to permit greater flexibility in the range of commercial uses". The C-2 (Community Commercial) zone aligns with the General Commercial category.

Pursuant to Section 8.5 of the Official Community Plan, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community in accordance with the following key development permit guidelines:

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development;*

The proposed commercial building is situated in a commercial area to alleviate conflicts with non-commercial uses. The building height is one storey, with vertical elements that project higher. The one storey height is consistent with buildings at the intersection, and provides a stepped transition to the two storey car dealership on the east side of the site.

2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts;*

As noted in the second reading report, the Commercial Development Permit Guidelines speak to creating a pedestrian scale of development, including continuous weather protection and weather protected building entrance areas. The proposed building does not include canopies or building overhangs at the entrance due to the applicant's concern for safety and compliance with the corporate building design.

The proposed building will be sited closest to the south-west corner of the intersection of 203 Street and Lougheed Highway. To create an engaged streetscape and an attractive pedestrian realm, proposed outdoor amenities include benches, trellises, and a bike lock up.

3. *Promote sustainable development with multimodal transportation circulation, and low impact building design;*

Landscaped areas will be added to the parking lot and will surround the proposed building. As the subject property is currently predominantly paved, the additional landscaping will increase the amount of permeable surfaces. A bioswale is also included in the on-site landscape design to capture and filter rain water.

4. *Respect the need for private areas in mixed use development and adjacent residential areas;*

The proposed commercial building is not mixed use, but the property abuts a residential area along the south property line. Given the large size of the subject property, the building has

been sited approximately 90 m (295 ft) from the south property line and this location will minimize impact on the residential area.

5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

The proposed building includes a number of vertical architectural elements that extend above the roofline to create visually interesting features and articulation. The vertical elements are similar to those of the existing car dealership to reflect the established form and character. The colours selected for the proposed building are brown, beige, and blue; which complement the white and beige of the adjacent car dealership building.

#### **Zoning Bylaw:**

The Zoning Bylaw establishes general minimum and maximum regulations for buildings and structures. A Development Variance Permit allows Council some flexibility in the approval process. The applicant has requested a development variance to increase the maximum building height for two vertical architectural elements which extend beyond the maximum allowable height of 7.5 metres (24.6 ft) by one metre.

The building design includes several vertical architectural features which are architectural features that extend above the roof of the building. As illustrated in Appendix C, the two tallest architectural features highlight the building entrance on the east side and the intersection corner. These design elements exceed maximum building height of 7.5 meters by one meter, thereby necessitating the need for a development variance approval in order to proceed.

The requested variance is supportable, as this design feature will enhance the visual prominence of this commercial intersection. In addition, there will be no increase in the floor space of the building should the variance be approved. At the Building Permit stage, sign permits will be required the building's signs.

#### **Off-Street Parking and Loading Bylaw:**

The proposed development includes 33 parking spaces for the Royal Bank, which exceeds the requirement of 26 parking spaces based on the bylaw minimum of one space per 20 m<sup>2</sup> of gross floor area. Additional parking spaces are provided in the south-west corner of the subject property, which will continue to be used for vehicle inventory parking.

#### **e) Advisory Design Panel:**

The Advisory Design Panel reviewed the form and character of the proposed Royal Bank building design and the landscaping plans at a meeting held August 13, 2013. Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

*The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:*

- Improve pedestrian access to the south and possibly to the Ford dealership.  
*The site's pedestrian access and orientation have been reorganized to connect the various parking areas. Linear pedestrian paths have been aligned to enhance pedestrian access.*

- Consider using the same masonry treatment for the garbage enclosure.  
*This element has been changed to reflect the Advisory Design Panel's recommendation.*
- Increase the shrub massing around the parking to the property line.  
*Landscaped areas at the perimeter of the parking areas have been increased. Additional shrubs have been incorporated into the design.*
- Provide additional wheel stops as needed.  
*Wheel stops have been added.*
- Consider landscaping at south-east corner.  
*Revised landscape drawings have been provided illustrating the increased landscaped areas at the south-east corner.*
- Consider reducing the size of the garbage and recycling enclosure and possibly deleting one parking stall near it.  
*The parking stalls have been re-organized to provide a direct access to the garbage and recycling enclosure. The size shown allows room for one garbage bin and three recycling bins.*
- Consider carrying the hedge around the three sides of the enclosure.  
*Revised landscape drawings have been provided illustrating the increased landscape screen at the garbage and recycling enclosure.*
- Consider a covered canopy at the front entrance.  
*Revised perspective and coloured elevations have been provided, illustrating 36" roof overhang at automatic sliding door entering into the vestibule. The bank provides access to this vestibule for their clients at all times. The bank's preference is to retain the Corporate design as submitted, and have opted to provide additional pedestrian shelter in the form of prominent entrance trellises from both 203 Street and Lougheed Highway. For safety and security, the bank does not wish to encourage loitering at their entrance door which provides access to ATMs.*
- Consider "green or sustainable features" for the site through landscaping.  
*The landscape design provides energy-efficient elements with the placement and selection of shade trees, creation of wind breaks and with the use of recycled materials to create landscape products such as paving stones, mulch and other materials.*
- Consider providing clerestory windows at the south-east corner.  
*Revised perspective and coloured elevations have been provided, illustrating the store front with both glazing and opaque spandrel panels to provide a more attractive façade with interesting fenestration.*
- Provide additional color and scale details for the pedestrian trellis features.  
*A revised plan and colour elevation has been provided illustrating the colour, materials, scale and relationship of the trellises to the building.*

The above described Advisory Design Panel concerns are reflected in the current plans.

**f) Intergovernmental Issues:**

As the subject property is fronting the Lougheed Highway, the Ministry of Transportation and Infrastructure has jurisdiction over the servicing design that connects to the provincial highway. The applicant's engineer has submitted the servicing design to the Ministry of Transportation and Infrastructure and works permits have been issued by the Ministry in order for the City to enter into a rezoning servicing agreement.

**g) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$63,500.00, the security will be \$63,500.00.

**CONCLUSION:**

The development proposal complies with most of the Commercial Development Permit Area Guidelines of the OCP for form and character. Furthermore, the requested variance is supportable, as the height increase is for architectural features that will enhance the appearance of the building and will not result in any additional floor space. It is therefore recommended that 2012-068-DP and 2012-068-DVP be given favourable consideration and that the Corporate Officer be authorized to sign and seal the Development Permit and Development Variance Permit.

"Original signed by Amelia Bowden"

---

**Prepared by: Amelia Bowden**  
**Planning Technician**

"Original signed by Christine Carter"

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

---

**Approved by: Frank Quinn, MBA, P. Eng**  
**GM: Public Works & Development Services**

"Original signed by Frank Quinn"

---

**Concurrence: Frank Quinn, MBA, P.Eng**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

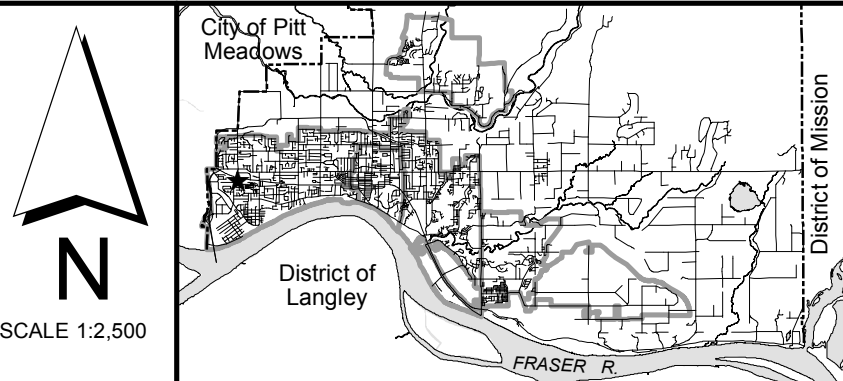
Appendix A – Subject Map

Appendix B – Site Plan


Appendix C – Building Elevations

Appendix D – Landscape Plan

Appendix E – Building Renderings



## 20370 LOUGHEED HWY



**MAPLE RIDGE**  
British Columbia

**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

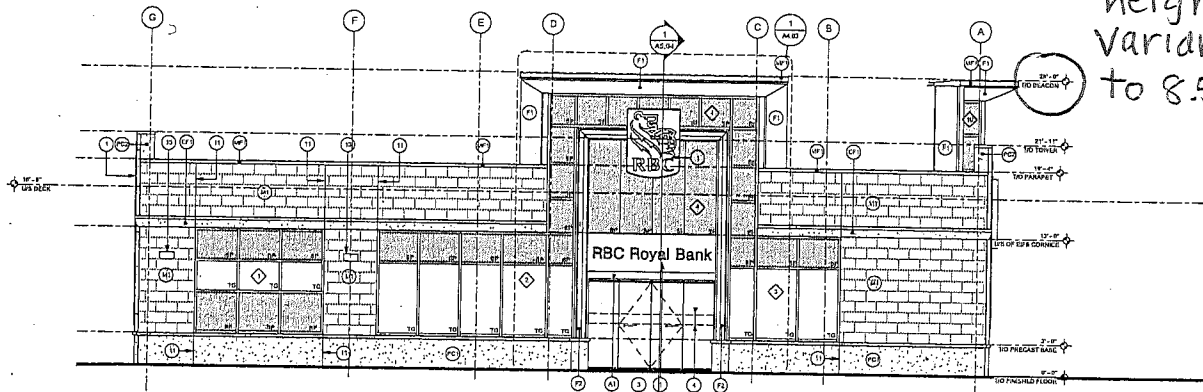
PLANNING DEPARTMENT

DATE: Jun 28, 2012 FILE: 2012-068-RZ

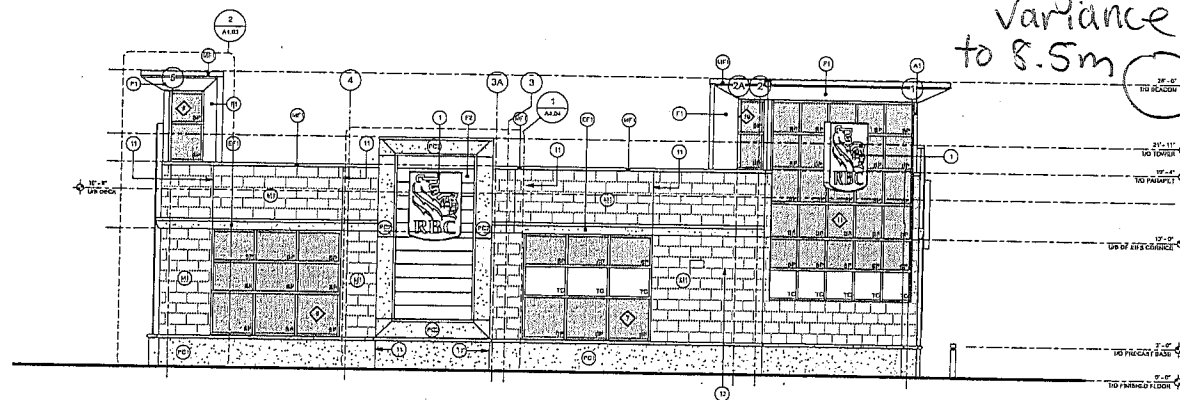
BY: PC







1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

ITEM	DESCRIPTION	LOCATION	DETAIL
101	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
102	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
103	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
104	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
105	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
106	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
107	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
108	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
109	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
110	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
111	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
112	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
113	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
114	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
115	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
116	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
117	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
118	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
119	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT
120	BRICK BATTERY WOOD	ENTRANCE WALL VENEER	ARCHITECT

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**DIALOG**  
200, N.W. 11 Avenue SW  
Tol. (407) 243-0001  
200, N.W. 11 Avenue SW  
Tol. (407) 243-0001  
200, N.W. 11 Avenue SW  
Tol. (407) 243-0001  
200, N.W. 11 Avenue SW  
Tol. (407) 243-0001

**GUSTAVSON WYLLIE ARCHITECTS INC.**  
400, N.W. 11 Avenue SW  
Tol. (407) 243-0001  
400, N.W. 11 Avenue SW  
Tol. (407) 243-0001  
400, N.W. 11 Avenue SW  
Tol. (407) 243-0001

REVISION FOR  
1. 30'-0" TO FLOOR  
2. 30'-0" TO FLOOR  
3. 30'-0" TO FLOOR  
4. 30'-0" TO FLOOR  
5. 30'-0" TO FLOOR  
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16. 30'-0" TO FLOOR  
17. 30'-0" TO FLOOR  
18. 30'-0" TO FLOOR  
19. 30'-0" TO FLOOR  
20. 30'-0" TO FLOOR

ISSUED FOR  
1. RBC COORDINATION REVIEW 2014.05.20  
2. RBC COORDINATION REVIEW 2014.05.20  
3. RBC COORDINATION REVIEW 2014.05.20



RBC  
MEADOW RIDGE  
20370 LOUISIANA HIGHWAY MAPLE RIDGE BC

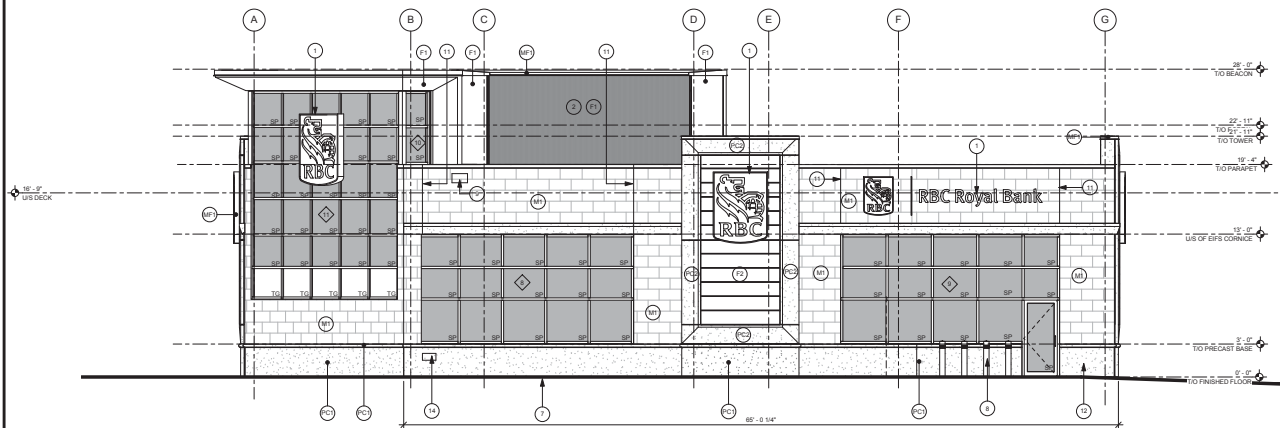
NORTH & EAST EXTERIOR ELEVATIONS

DRAWN: JT CHECKED: CE  
PLOT DATE: 2015-03-13 7:32:32 PM  
CAD FILE:

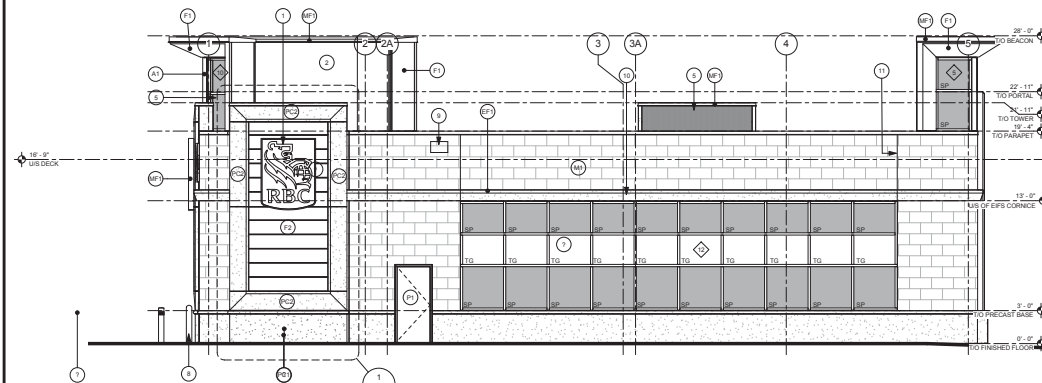
SHEET NUMBER ORIENTATION

A4.01  
12118

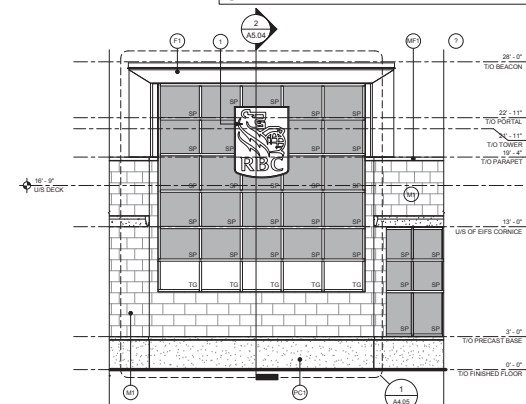




**1 WEST ELEVATION**  
A4.02 SCALE: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
A4.02 SCALE: 3/16" = 1'-0"



**3 NORTH WEST ELEVATION**  
A4.02 SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND			
ITEMS	SPEC/DESCRIPTION	LOCATION	SUPPLIER
BRICK MASONRY VENER	M1 SERIES RENAISSANCE COLOUR: SANDRIFT FINISH: CRESED COSE FINISH	EXTERIOR WALL VENER CLADDING	ARRISCRAFT
MORTAR	M2 TYPE 1 PORTLAND CEMENT/LIME MIX 3441 YELLOW BUFF 1.5 PARTS TO 10 PARTS GRAY MASONRY CEMENT	MASONRY MORTAR	
CAST FIBRE REINFORCED PLASTIC PANELS	F1 STYLE: FORMGLAS CUSTOM COLOUR: LIGHT GREY TYPE: FFP 33-404-0	TOWER SURROUND	FORMGLAS
	F2 CALK DOW CORNING CWS ALUMINUM STYLE: FORMGLAS CUSTOM COLOUR: BROWN TYPE: FFP 33-1188-0 (GARTER PATTERN FOR PORTAL)	TOWER FACE PORTAL SURROUND	FORMGLAS
	CALK DOW CORNING CWS 151484-1		
EIFFE CORNICE	EF1 PROFILE: AS DRAWN COLOUR: TO MATCH FORMGLAS LIGHT GREY	CORNICE	
PRECAST CONCRETE	PC1 PROFILE: AS DRAWN COLOUR: LIGHT BEIGE MIX: 50% LIGHT BROWN SAND, CONCRETE SAND & WHITE CEMENT. PROVIDE SAMPLE FOR APPROVAL.	EXTERIOR WALL BASE, ACCENT TRIM	
	PC2 PROFILE: AS DRAWN COLOUR: TO MATCH (F1) FORMGLAS LIGHT GREY	TOWER SURROUND	
PREFINISHED METAL FLASHING	MF1 PREFINISHED TO MATCH CLEAR ANODIZED ALUMINUM		
PAINT	P1 PAINT COLOUR TO MATCH ADJACENT STONE VENER		
ALUMINUM	A1 COLOUR: CLEAR ANODIZED ALUMINUM	CURTAIN WALL, DOOR AND WINDOW FRAMES	KAWNEER
SPANDREL GLASS	SP BACK PAINTED GLASS, COLOUR OF OPACIFIER OPACIFIER: 300 MEDIUM GREY	CURTAIN WALL, DOOR AND WINDOW FRAMES	KAWNEER
TEMP SEALED GLASS	TG THERMALLY BROKEN DOUBLE GLAZED SEALED UNIT		

- KEY NOTES**
- 1 SIGNAGE BY OTHERS. COORDINATE POWER, MOUNTING REQUIREMENT WITH SIGN SUPPLIER. GC TO PROVIDE FORMGLAS SHOP DRAWINGS TO OWNERS SIGN SUPPLIER SUFFICIENTLY EARLY FOR SIGN MANUFACTURE.
  - 2 MAIN BEACON BEYOND. REFER TO A4.04 FOR REAR ELEVATION.
  - 3 ANODIZED ALUMINUM PANEL.
  - 4 DECAL BY OWNER.
  - 5 TOWER BEYOND. REFER TO A4.04 FOR REAR ELEVATION.
  - 6 HOSE BIB. REFER TO MECHANICAL DRAWINGS. COORDINATE W/ MECH. CALL UP LOCKING COVER.
  - 7 SIDEWALK AND CURB.
  - 8 BOLLARD. REFER TO SITE PLAN A1.01 FOR LOCATIONS.
  - 9 OVERFLOW SCUPPER. REFER TO DETAIL 2A6.02. COORDINATE LOCATION WITH ROOF PLAN.
  - 10 EXTERIOR CORNICE.
  - 11 CONTROL JOINTS.
  - 12 GAS METER. REFER TO MECHANICAL DRAWINGS.
  - 13 EXTERIOR WALL PACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
  - 14 FIRE DEPARTMENT CONNECTION.
  - 15 CURTAIN WALL TO BE DESIGNED TO SUPPORT OWNERS SIGNAGE BY GLAZING ENGINEER.

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**DIALOG**

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Calgary, AB T2R 0E7  
Fax: (403) 229-0504  
2 Blair Street East 1000  
Tel: (416) 696-0220  
Toronto, ON M4W 1A8  
Fax: (416) 466-0223  
10154 108 Street NW  
Tel: (780) 349-1580  
Edmonton, AB T5J 1L3  
Fax: (780) 429-2446

**GUSTAVSON WYLLIE ARCHITECTS INC.**  
48 FOUR EYE BEYOND STREET  
VANCOUVER, BC V6B 3K1  
Tel: (604) 687-2511 Fax: (604) 687-4203

**REVISED FOR**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

**ISSUED FOR**

1. 50% COORDINATION REVIEW	2014.01.09
2. 50% COORDINATION REVIEW	2014.09.26
3. 50% FOR GSA	2015.03.13

**REVISIONS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



**RBC**  
MEADOW RIDGE  
20370 LOUGHEED HIGHWAY MAPLE RIDGE BC

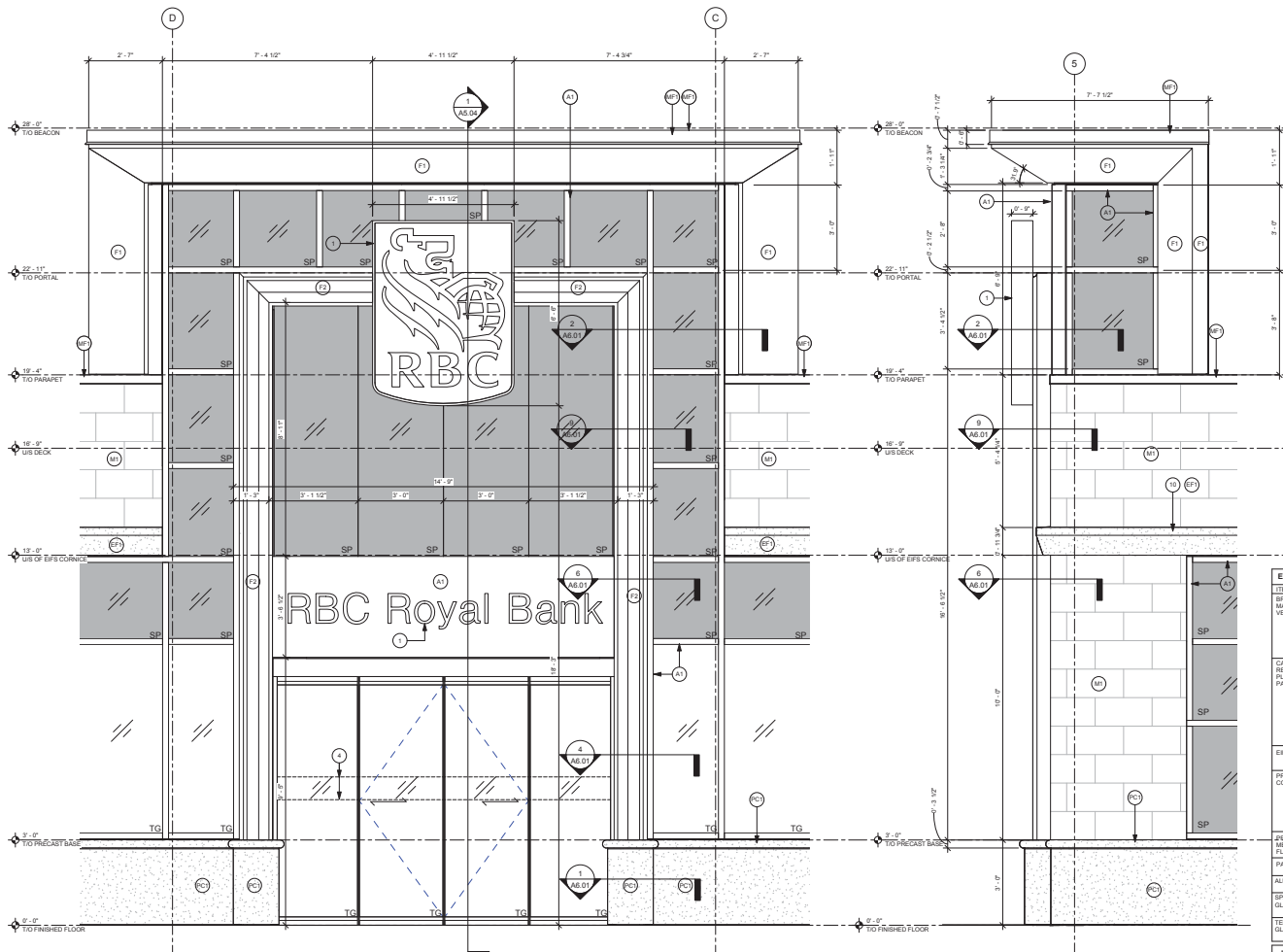
**SOUTH & WEST  
EXTERIOR ELEVATIONS**

DRAWN: JT CHECKED: CE  
PLOT DATE: 2015-03-13 7:32:35 PM  
CAD FILE:

SHEET NUMBER ORIENTATION

**A4.02**  
12118

**NORTH**



**1 PORTAL ENTRY FRONT ELEVATION**  
A4.03 SCALE: 1/2" = 1'-0"

**2 PORTAL ENTRY SIDE ELEVATION**  
A4.05 SCALE: 1/2" = 1'-0"

EXTERIOR FINISH LEGEND			
ITEMS	SPECIFICATION	LOCATION	SUPPLIER
BRICK MASONRY VENEER	BRICK RENAISSANCE COLOUR: SANDRIFT FINISH CRESSED	EXTERIOR WALL VENEER	ARRISCRAFT
MOISTURE PROOFING	SEALANT AND CEMENT LIME MIX COLOUR: TRILE TONE BY DAVIS COLORS 541 YELLOW B.P. 18 PER 100 LBS. GRAY MASONRY CEMENT	MASONRY MORTAR	
CAST FIBRE REINFORCED PLASTIC PANELS	STYLE: FORMGLAS CUSTOM COLOUR: LIGHT GREY TYPE: FRP 31-454-0	TOWER SURROUND	FORMGLAS
	GAULK: DOWN CORNING ORS 15746M-1	TOWER FACE PORTAL SURROUND	FORMGLAS
EIFF CORNICE	PROFILE: AS DRAWN COLOUR: LIGHT GREY	CORNICE	
PRECAST CONCRETE	PROFILE: AS DRAWN COLOUR: LIGHT GREY CONCRETE SAND & WHITE CEMENT PROVIDE SAMPLE FOR APPROVAL	EXTERIOR WALL BASE, ACCENT TRIM	
	PC3: PROFILE: AS DRAWN COLOUR: TO MATCH (F1) FORMGLAS LIGHT GREY	TOWER SURROUND	
GREENFINISHED METAL FLASHING	PREFINISHED TO MATCH CLEAR ANODIZED ALUMINUM		
PAINT	PAINT COLOUR TO MATCH ADJACENT STONE VENEER		
ALUMINUM	A1: COLOUR: CLEAR ANODIZED ALUMINUM	CURTAIN WALL, DOOR AND WINDOW FRAMES	KAWNEER
SPANDREL GLASS	BACK PAINTED GLASS COLOUR OF ORNL COAT 500 MEDIUM GREY	CURTAIN WALL, DOOR AND WINDOW FRAMES	KAWNEER
TEMP SEALED GLASS	TEMPORARILY BROKEN DOUBLE GLAZED SEALED UNIT		

- KEY NOTES**
- 1 SIGNAGE BY OTHERS. COORDINATE POWER, MOUNTING REQUIREMENT WITH SIGN SUPPLIER. GC TO PROVIDE FORMGLAS SHOP DRAWINGS TO OWNERS SIGN SUPPLIER SUFFICIENTLY EARLY FOR SIGN MANUFACTURE.
  - 2 MAIN BEACON BEYOND. REFER TO A4.04 FOR REAR ELEVATION.
  - 3 ANODIZED ALUMINUM PANELS.
  - 4 DECAL BY OWNER.
  - 5 TOWER BEYOND. REFER TO A4.04 FOR REAR ELEVATION.
  - 6 HOSE BB. REFER TO MECHANICAL DRAWINGS. COORDINATE W/ MECH. CALL UP LOOKING COVER STAINLESS STEEL.
  - 7 SIDEWALK AND CURB.
  - 8 BOLLARD. REFER TO SITE PLAN A1.01 FOR LOCATIONS.
  - 9 OVERFLOW SCUPPER. REFER TO DETAIL 206.02. COORDINATE LOCATION WITH ROOF PLAN.
  - 10 EXTERIOR CORNICE.
  - 11 CONTROL JOINTS.
  - 12 GAS METER. REFER TO MECHANICAL DRAWINGS.
  - 13 EXTERIOR WALL PACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
  - 14 FIRE DEPARTMENT CONNECTION.
  - 15 CURTAIN WALL TO BE DESIGNED TO SUPPORT OWNERS SIGNAGE BY GLAZING ENGINEER.

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Calgary AB, T2R 0E7  
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**GUSTAVSON WYLLIE ARCHITECTS INC.**  
48 Four 876 DENVOUR STREET  
VANCOUVER, BC, V6B 3K1  
Tel: (604) 687-2511 Fax: (604) 687-4203

REVISED FOR

1. 90% COORDINATION REVIEW	2014.01.30
2. BUILDING PERMIT	2014.09.26
3. 90% FOR O.A.	2015.03.13

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

ISSUED FOR

1. 90% COORDINATION REVIEW	2014.01.30
2. BUILDING PERMIT	2014.09.26
3. 90% FOR O.A.	2015.03.13



**RBC**  
MEADOW RIDGE  
20370 LOUGHEED HIGHWAY MAPLE RIDGE BC

**PORTAL FRONT AND REAR ELEVATIONS**

DRAWN: MG CHECKED: CE  
PLOT DATE: 2015-03-13 7:32:36 PM  
CAD FILE:

**SHEET NUMBER** **ORIENTATION**

**A4.03**

12118 NORTH



203 STREET

LOUGHEED HWY

SHRUB BEDS  
W/ EVERGREENS  
AND SEASONAL  
FLOWERING  
PLANTS INCLUDING  
ORN GRASS &  
BOXWOOD (TYP)

TREES  
(Species Match  
West Coast Ford  
Permit Approval)

OLESTIA MATCH EXISTING  
LOUGHEED STREET TREES

**PROPOSED BUILDING**  
C2  
FINANCIAL SERVICES  
FINISHED FLOOR  
SLV: 14.94

TRELLIS  
(See Arch)

BENCH  
(See Detail  
This Sheet)

SHADE TREES

PROPOSED LOT

SEE CIVIL FOR  
BIOWALL DESIGN

BODDED BIOWALL

SMALL  
ORNAMENTAL  
TREES

LOW EVERGREEN  
HEDGING (TYPICAL)

RBC SITE

WCF SITE

NEW PROPERTY LINE

COMPLETION OF PLANTING  
FROM WCF PREVIOUS  
DEVELOPMENT APPROVAL

## PLANT LIST - RBC & WCF SITES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	2	Acer rubrum 'Morgan'	Maple Var.	80m cal / 7.5m dbh
	2	Chamaecyparis nootkanensis	Nootka Cypress	30m cal / 7.5m dbh
	10	Fraxinus americana 'Autumn Blaze'	White Ash Var.	80m cal / 7.5m dbh
	1	Pagoda splendens 'Purpurea Tricolor'	Tricolor Redwood Var.	70m cal / 7.5m dbh
	1	Pagoda splendens 'Purpurea'	Purple Redwood Var.	70m cal / 7.5m dbh
	7	Prunus verticillata 'Pink Perfector'	Flowering Cherry Var.	80m cal / 7.5m dbh
	3	Quercus 'Stylosa'	Honeylocust Var.	80m cal / 7.5m dbh
	2	Stylosa japonica	Japanese Shrublet	80m cal / 7.5m dbh
<b>Shrubs</b>				
	88	Acacia japonica 'Coral Belle'	Japanese Acacia	#1 pot
	108	Buxus sempervirens	Boxwood Hedge	#1 pot
	275	Fraxinus 'Vigil Blue'	Blue Fraxinus Var.	#1 pot
	20	Hydrangea 'Savannah'	Hydrangea	#1 pot
	2	Ilia alba (all)	Stewartia	#1 pot
	10	Lonicera 'Hebe'	Evergreen Honeysuckle	#1 pot
	300	Prunus 'Toto Luyker'	Cherry Luyker	#1 pot
	2	Rhododendron 'Crimson'	Rhododendron (crimson var.)	#1 pot
	3	Rhododendron 'Vermilion'	Rhododendron (all var.)	#1 pot
	24	Rosa 'Hardy French Rose var.'	Hardy French Rose var.	#1 pot
	2	Spiraea x 'Savannah'	Spiraea var.	#1 pot
	1	Stylosa japonica 'Tangle Belle'	Japanese Andromeda	#1 pot
	5	Taxus media 'Hazel'	Yew Hedge	1.5m dbh
	20	Viburnum 'David'	David's Viburnum	#1 pot
	15	Wiggle 'Wiggle Rusty'	Wiggle	#1 pot
<b>Ground Covers</b>				
	80	Andropogon 'Luteo'	Vancouver Jade	100m pot / 450m o.c.
	2	Stylosa japonica 'Honeylocust's Red'	Wister Heather	#1 pot / 450m o.c.
<b>Notes:</b>				
1. Specification as per most recent BC Landscape Standard and Landscape Design Inc. Type Listed.				
2. 2" Compact Mould in Shrub Beds.				
3. Landscape Area Irrigated.				

## FRANCES ANDREW BENCH MODEL #CL 31-3A

Corroco Luteo - Series 31



(Or Equivalent -  
Color TBD)



Model: 4 Class B  
"Advantage Ribbon 6"  
(Or Equivalent -  
Color TBD)





## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**MEETING DATE:** July 6, 2015

**FROM:** Chief Administrative Officer  
**MEETING:** C.O.W.

**SUBJECT:** Employment Land Investment Incentive Program Partnering Agreement

---

### EXECUTIVE SUMMARY:

In the fall of 2014, Municipal Council approved the framework for an incentive program to attract new commercial and industrial businesses and high value jobs to Maple Ridge. Council approved the use of partnering agreements as one of the tools to support the program. A project is now at the stage where partnering agreements are required in order for the City to provide incentive payments. In accordance with Council direction, the agreements are presented for consideration at a public meeting, and although legally subject to Council approval, the projects meet pre-established eligibility requirements.

### RECOMMENDATION:

**That the Corporate Officer be authorized to execute Partnering Agreements for Building Permit Numbers 14-125174 and 14-125187 to provide financial incentives of \$16,099.79, in accordance with the Employment Land Investment Incentive Program.**

### BACKGROUND:

Council began work on a Commercial and Industrial Strategy in early 2012. In May 2013, Council directed that staff begin to work on an incentive program to help bring high value jobs to Maple Ridge. In November 2013, Council received a presentation and provided feedback around options for an incentive program. The Commercial and Industrial Strategy was endorsed by Council in August 2014. In early September 2014, Council further discussed incentive options. The Economic Advisory Commission was engaged to provide input on incentive options on September 18, 2014. In October 2014, the Employment Land Investment Incentive Program (ELIIP) was established.

Throughout the discussions, there were some generally accepted principles that were incorporated into the incentive program:

- Bricks and mortar (property value) contributes to the City's revenue stream;
- Industrial land should be retained for industrial uses;

- Focus on attracting high value jobs and high job densities;
- Focus on businesses not driven by population growth - “retail follows rooftops”;
- Time limited programs provide momentum;
- Focus on the Town Centre AND city-wide;
- Extend the Town Centre program for commercial;
- A multi-pronged approach is needed, as there are a number of other issues that also may need attention (examples include helping home-based businesses evolve along the growth continuum to dedicated space; infrastructure improvements; changes to regulations).

No one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2011, bringing residential density and new businesses, and supporting the revitalization of existing properties. The Employment Land Investment Incentive Program focuses on the employment lands identified in the Commercial and Industrial Strategy and provides for the expansion for eligibility to other lands as deemed appropriate by Council.

A development project that meets the eligibility requirements has been issued building permits. This triggers the incentive program to begin, and the partnering agreement incentive is now due. In order to proceed, the City requires the owner to enter into a Partnering Agreement to ensure obligations are clearly understood. At a later date, a Revitalization Tax Exemption Agreement will be necessary to initiate that portion of the incentive program. The project is described as follows:

- Located at 12845 261A Street owned by Big Trucks Ca Inc. under building permit number 14-125174 to build a two-storey industrial building; incentive amount \$8,669.12;
- Located at 12875 261A Street owned by Big Trucks Ca Inc. under building permit number 14-125187 to build a one-storey industrial building; incentive amount \$7,430.67.

The project also includes a third property at 12815 Katonien Street which does not require a building permit. The business will be doing heavy commercial vehicle repair and refurbishing.

Public notice was issued in accordance with Sections 24, 21 and 94 of the Community Charter.

#### **BUSINESS AND FINANCIAL PLAN IMPLICATIONS:**

Council previously set aside \$3 million to fund the incentive programs. After covering off partnering agreements and future tax exemptions for projects completed or underway, there is about \$1.4 million remaining. The partnering agreements referred to in this report will require that the reserve will be drawn down by \$16,099.79.

## CITIZEN IMPLICATIONS

The City's approach to the incentive programs is one of full transparency. There have been numerous Council reports, presentations and newspaper notices, and over four years of incentive program implementation. The Employment Land Investment Incentive Program is intended to attract new commercial and industrial businesses and high value jobs to Maple Ridge, and this has consistently ranked as highly desirable in citizen surveys.

## CONCLUSION

This report requests Council authorization to execute partnering agreements that will allow the City to provide financial incentives for the two building permits noted in this report. The project meets pre-established eligibility criteria adopted by Council. The incentives total \$16,099.79, and support the \$3.2 million in construction value represented by this project. The partnering agreement incentives are a component of a comprehensive incentive program that supports the Commercial and Industrial Strategy.

*"Original signed by Laura Benson"*

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<i>Prepared by:</i>	Laura Benson, CPA, CMA <b>Manager of Sustainability and Corporation Planning</b>
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*"Original signed by Paul Gill"*

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<i>Approved by:</i>	Paul Gill, B.B.A, C.G.A, F.R.M <b>General Manager: Corporate &amp; Financial Services</b>
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*"Original signed by Frank Quinn"*

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<i>Concurrence by:</i>	Frank Quinn, MBA, P.Eng <b>Acting Chief Administrative Officer</b>
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Attachments: Appendix 1 – Partnering Agreements



PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of  
British Columbia and having its offices at 1.1995 Haney Place,  
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

BIG TRUCKS CA INC  
20230 1.13B Ave  
Maple Ridge, BC V2X 0Y9  
("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- D. The City agrees to provide a financial incentive, as identified in section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

1. In this Incentive Agreement,
  - a. "Employment Land" means that area identified in Schedule B of this agreement
  - b. "Project" means:  
  
New construction over \$250,000  
12845 261A Street, a two-storey industrial building, Building Permit #14-125174
2. The Owner agrees to:
  - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in section 1;
  - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.
  - d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued

## Appendix 1 – Partnering Agreements

3. If the Owner or the Project causes any breach of any obligation set forth in this Incentive Agreement, the Owner must forfeit the amount received under paragraph 4, or a lesser amount agreed to by both parties. The forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach.
4. The City agrees to pay to the Owner \$8,669.12 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program. After the City has complied with legislated requirements to provide public notification and obtain Council approval, payment will be made. Payment will be held back if the Project is not in compliance with all other Municipal bylaws, regulations, agreements and permits.
5. This Incentive Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Incentive Agreement, the parties have executed this Incentive Agreement as follows:

Date: \_\_\_\_\_, 2015

CITY OF MAPLE RIDGE  
by its authorized signatory:

\_\_\_\_\_  
Ceri Marlo  
Corporate Officer

BIG TRUCKS CA INC  
by its authorized signatories:

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

### Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

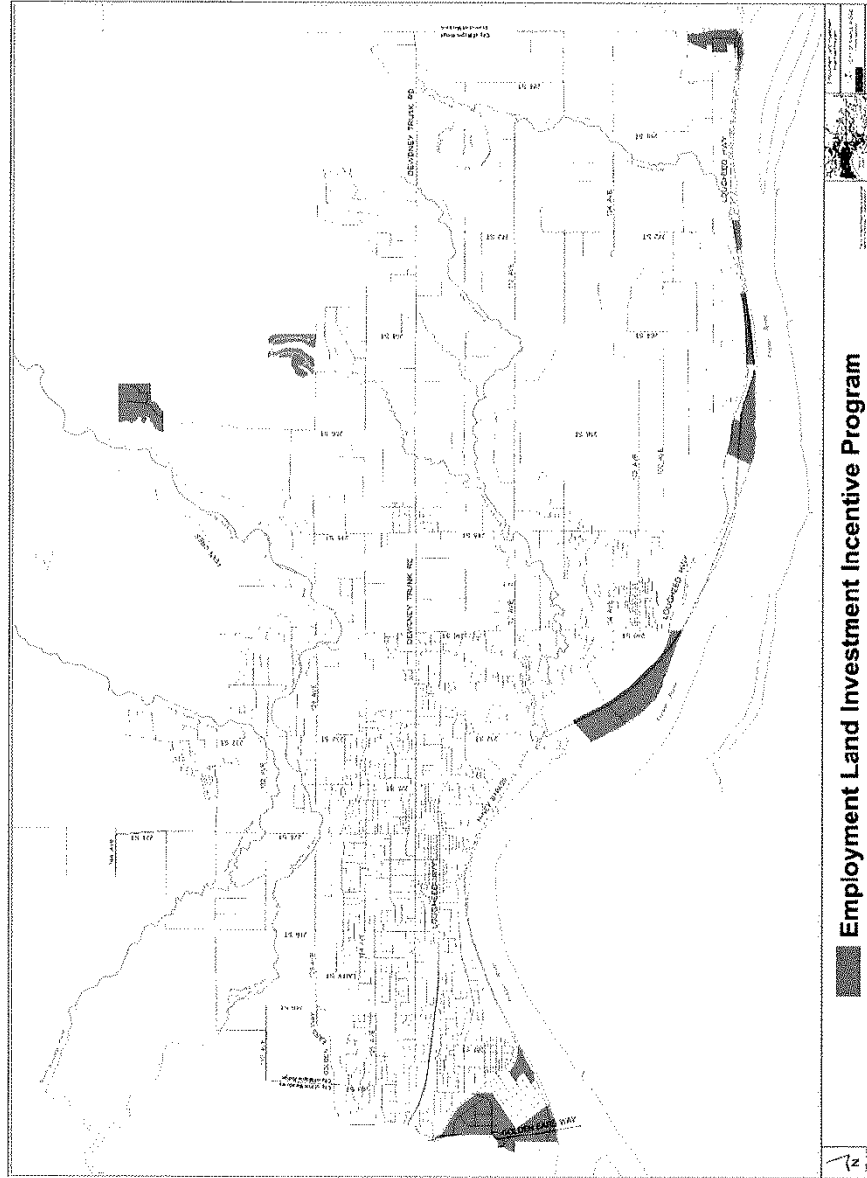
A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



### Schedule C: Permitted Uses

#### M-1 Service Industrial

- Light Industrial use not including industrial repair services and vehicle and equipment repair
- services
- Industrial Trade Schools
- Non-medical testing laboratories
- Mini-warehouse use

#### M-2 General Industrial

- Industrial use not including:
  - i) asphalt, rubber and tar production and products manufacturing;
  - ii) hydrocarbon refining and bulk storage;
  - iii) chemical plants;
  - iv) stockyards and abattoirs;
  - v) septic tank services;
  - vi) waste reduction plants; and
  - vii) extraction industrial use.
- Waste transfer stations
- Industrial repair services
- Industrial trade schools
- Retail sale and rental of industrial vehicles, trailers, and heavy equipment
- One restaurant per lot limited to 200m<sup>2</sup> gross floor area

#### M-3 Business Park Zone

- Industrial use not including:
  - i) wrecking, salvaging and storing of wrecked or salvaged goods, materials or things;
  - ii) concrete and cement plants and product manufacturing;
  - iii) asphalt, rubber and tar production and products manufacturing;
  - iv) sawmills, shakemills and pulp mills;
  - v) hydrocarbon refining and bulk storage;
  - vi) chemical plants;
  - vii) stockyards and abattoirs;
  - viii) septic tank services;
  - ix) waste reduction and transfer plants; and
  - x) unenclosed storage.
- Non-medical testing laboratories

#### ...M-3 continued

- Recreational or instructional facilities limited to industrial trade schools, dance schools, fitness centres and gymnastic schools
- Vehicle and equipment repair services and industrial repair services
- Auction marts
- Sale or rental of industrial vehicles, heavy equipment, and trailers
- Warehouses and Mini-warehouse use
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreation uses
- Restaurants excluding drive-through uses
- Child care centre
- Light industrial use including the wholesale and retail sales of products manufactured or assembled on the lot or as part of the wholesale or retail warehouse operations
- Office use related to construction, industrial, high technology and utility companies and government
- Liquor primary use, specific to the following site:
  - Lot 4, DL 405, Group 1, NWD, Plan 7324, 23840 River Road"

#### M-4 Extraction Industrial

- Extraction industrial

#### M-5 High Impact Industrial

- Extraction industrial
- Industrial use limited to:
  - i) concrete and cement plants and product manufacturing;
  - ii) asphalt, rubber and tar production and products manufacturing;
  - iii) wrecking and salvaging of goods, materials or things;
  - iv) sawmills, shakemills and pulp mills;
  - v) hydrocarbon refining and storage;
  - vi) chemical plants;
  - vii) stockyards and abattoirs;
  - viii) septic tank services;
  - ix) waste reduction plants;
  - x) waste transfer site; and
  - xi) unenclosed storage.

### Schedule D: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

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signature

\_\_\_\_\_  
print name



### Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

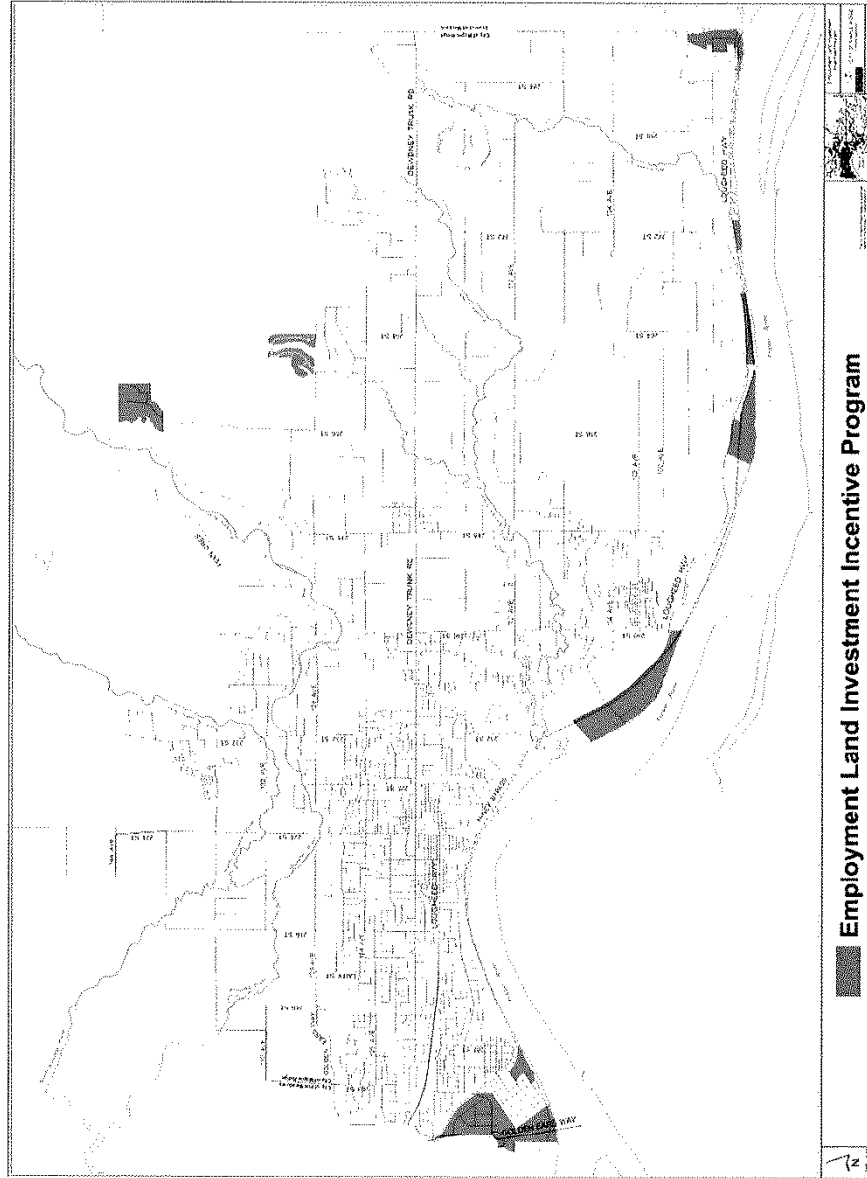
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  - ix) waste reduction and transfer plants; and
  - x) unenclosed storage.
- Non-medical testing laboratories

#### ...M-3 continued

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