



City of Maple Ridge

PUBLIC HEARING

December 9, 2014

CITY OF MAPLE RIDGE
NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 6:00 p.m., Tuesday, December 9, 2014 to consider the following bylaws:

1) 2013-019-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6991-2013

LEGAL: Lot A and Lot 5, both of Section 20, Township 12, New Westminster District, Plan 9687

LOCATION 22576 and 22588 Brown Avenue

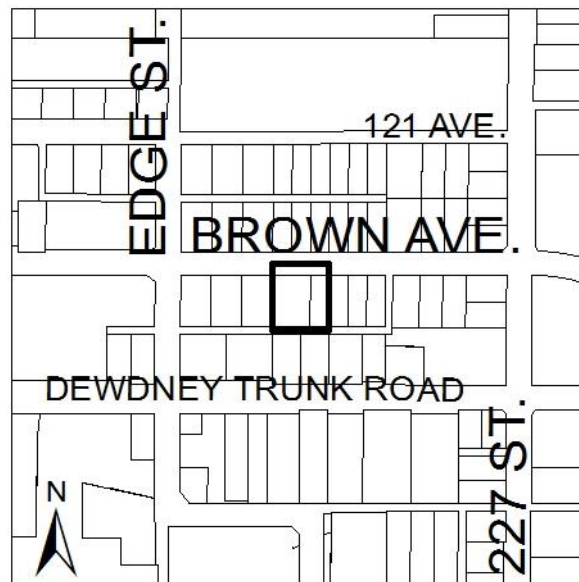
FROM: C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential)

TO: CD-2-13 (Comprehensive Development)

PURPOSE. To permit a future development with a total Of 132 dwelling units, consisting of 126 apartment units in an 18 storey high rise structure, with 6 townhouse units in 3 storey structures.

AND

PURPOSE: To create the CD-2-13 (Comprehensive Development Zone) and to permit a one tower development with 126 apartments units, 6 townhouse units and concealed parking.



2a) 2013-041-RZ

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 7087-2014

LEGAL: Lot 5, Except: Firstly: The East 100 Feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241, Group 1, New Westminster District, Plan 1750

LOCATION: 20738 123 Avenue

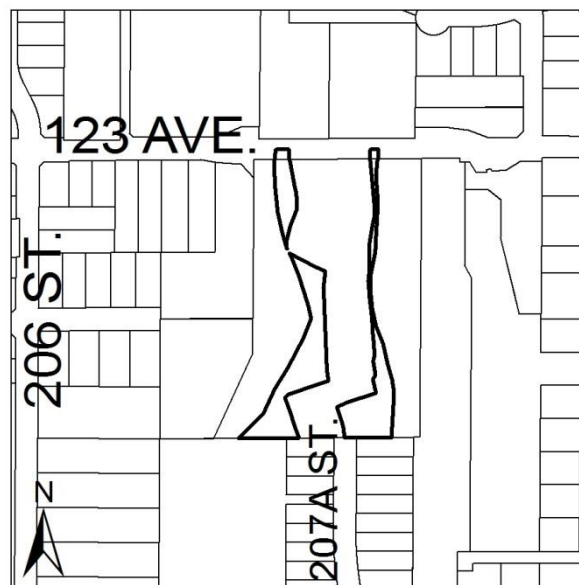
PURPOSE: To amend Schedule "B" of the Official Community Plan, as shown outlined in bold on the following map

FROM: Urban Residential

TO: Conservation

AND

PURPOSE: To amend Schedule "C" of the Official Community Plan to add as Conservation, as shown outlined in bold on the following map



2b) 2013-041-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7007-2013

LEGAL: Lot 5, Except: Firstly: The East 100 Feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241, Group 1, New Westminster District, Plan 1750

LOCATION 20738 123 Avenue

FROM: RS-3 (One Family Rural Residential)

TO: R-1 (Residential District)

PURPOSE: To permit a future subdivision of 21 single family lots.



3a) 2013-039-RZ


MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 7121-2014

LEGAL: Lot 1, District Lots 263 and 246, Group 1, New Westminster District, Plan 21483

LOCATION: 20208 McIvor Avenue

PURPOSE: To amend schedule “B” of the Official Community Plan, as shown on Map No. 898

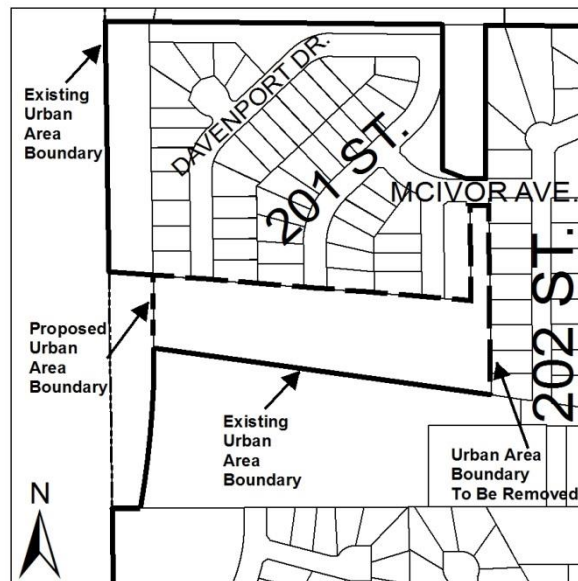
FROM: Agricultural

TO: Urban Residential  and Conservation 

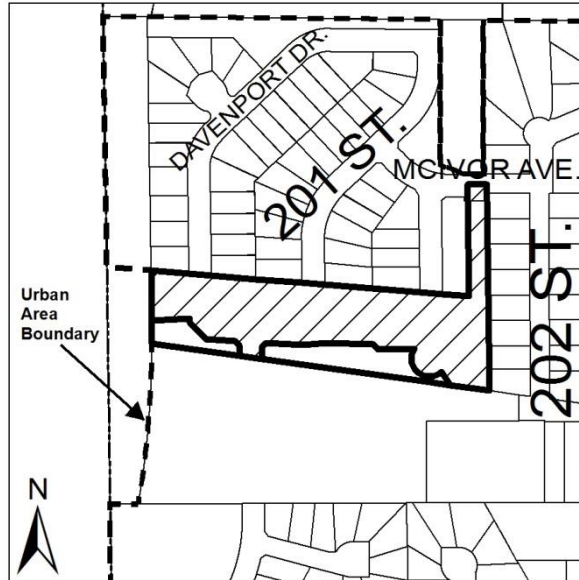
AND

PURPOSE: To amend the Urban Area Boundary as shown on Map No. 897

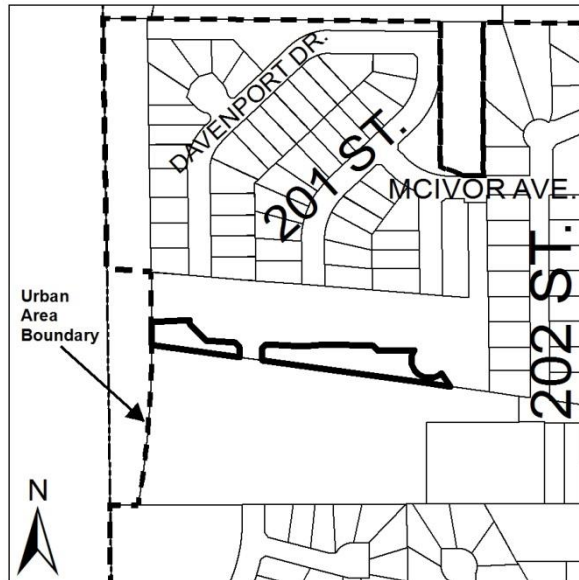
PURPOSE: To add to Conservation on Schedule “C” as shown on Map No. 899



Map No. 897



Map No. 898



Map No. 899

3b) 2013-039-RZ

MAPLE RIDGE ZONE AMENDING BYLAW NO. 7022-2013

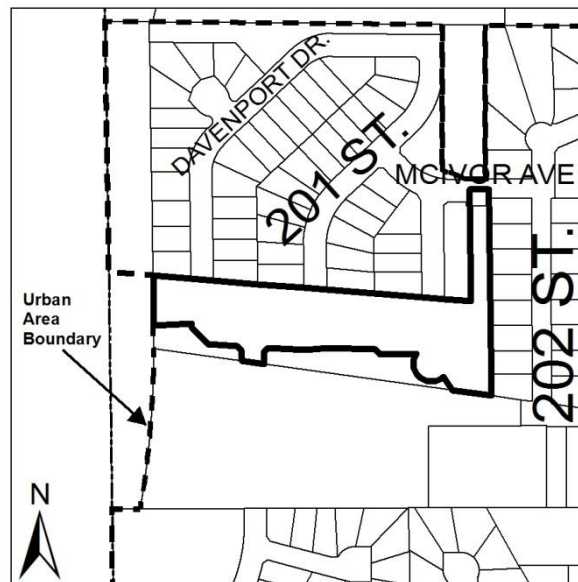
LEGAL: Lot 1, District Lots 263 and 246, Group 1, New Westminster District, Plan 21483

LOCATION 20208 McIvor Avenue

FROM: RS-3 (One Family Rural Residential)

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

PURPOSE. To permit a future Subdivision of approximately 13 single family lots



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Municipal Hall, Planning Department counter, between 8:00 a.m. and 4:00 p.m. from November 28, 2014 to December 9, 2014, Saturdays, Sundays and Statutory Holidays excepted. Some of this information will also be posted on the City website www.mapleridge.ca on the Your Government /Meet Your Council/Council Meetings page.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Manager of Legislative Services or by sending an e-mail to the Clerk's Department at clerks@mapleridge.ca, by 4:00 p.m., December 9, 2014. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 28th day of November, 2014.

Ceri Marlo
Manager of Legislative Services

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2013-019-RZ
File Manager: Adrian Kopystynski**

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the District of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan ⁺⁺	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

Geotechnical Investigation Report by Valley Geotechnical Engineering Services, Sept 11/2014

1. That Bylaw No. 6991-2013 be amended, as identified in the staff report dated November 17, 2014, be given second reading, and be forwarded to Public Hearing; and
2. That the following terms and conditions be met prior to Final Reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant at the Land Title Office and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Registration of a Master Development Agreement as a Restrictive Covenant at the Land Title Office for the proposed bonus elements and receipt of the deposit of a security, as outlined in the Agreement;
 - iii. Entering into a Housing Agreement for the rental and adaptive housing and its registration as a Restrictive Covenant at the Land Title Office;
 - iv. Receipt of voluntary contribution of \$50,000 for public art;
 - v. Road dedication as required;
 - vi. Submission of an updated traffic study;
 - vii. Purchase of the City property located at 22576 Brown Avenue;
 - viii. Consolidation of the development site;
 - ix. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
 - x. Registration of a Reciprocal Access Agreement at the Land Title Office for vehicle and pedestrian passage to and from the parking structure, between levels of the parking building and to the lane driveway with the development to the west (2012-115-RZ) for the parking on the subject site;
 - xi. Registration of a Restrictive Covenant at the Land Title Office to restrict the construction of this project after or at the same time as the construction of Building 1 (2012-115-RZ) to insure vehicular access to required parking is coordinated;
 - xii. Registration of a Restrictive Covenant at the Land Title Office protecting the Visitor Parking spaces;
 - xiii. Registration of a Statutory Right-of-Way at the Land Title Office for the relocated water and sewer mains and utility company services;
 - xiv. Submission of an urban realm plan to assess proposed open spaces interconnections;
 - xv. Provide a Stormwater Management Plan that meets applicable City bylaws and standards (e.g. the Watercourse Protection Bylaw, Metro Vancouver three tier design standards, Engineering Department standards for detention, etc.), Town Centre Area Plan objectives and policies, Town Centre Area Development Permit Guidelines and related best practices, and registration of a Restrictive Covenant at the Land Title Office providing "How To" guidelines for operation and maintenance;
 - xvi. Removal of the existing buildings; and
 - xvii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.

(2013-019-RZ, 22576 and 22588 Brown Avenue - to permit future development of 132 dwelling units, consisting of 126 apartment units in an 18 storey high rise structure, with six [6] townhouse units in 3-storey structures and 146 parking spaces in a underground and podium structure)

CARRIED

DEFEATED

DEFERRED

"Ernie Daykin"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Clerk's Section
☐ Corporate Officer
☒ Amanda Allen
☒ Amanda Gaunt

PH Package
Notification
3rd reading - Dec 9?

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

November 25, 2014

Cuu Mauro



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Maple Ridge Zone Amending Bylaw No. 6991-2013
22576 and 22588 Brown Avenue

MEETING DATE: November 17, 2014
FILE NO: 2013-019-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from C-3 (Town Centre Commercial), and RS-1 (One Family Urban Residential) to CD-2-13 (Comprehensive Development), to permit a future development with a total of 132 dwelling units, consisting of 126 apartment units in an 18 storey high rise structure, with six (6) townhouse units in 3-storey structures along Brown Avenue and 146 parking spaces in a underground and podium structure.

Maple Ridge Zone Amending Bylaw No. 6991-2013 both created the CD-2-13 (Comprehensive Development) and rezones the subject site to this new zone. The proposed CD-2-13 (Comprehensive Development) zoning complies with the Official Community Plan. This application received first reading for Zone Amending Bylaw No. 6991-2013 on July 9, 2013.

RECOMMENDATIONS:

1. That Maple Ridge Zone Amending Bylaw No. 6991-2013 be amended, as identified in the staff report dated November 17, 2014, be given second reading, and be forwarded to Public Hearing; and
2. That the following terms and conditions be met prior to Final Reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant at the Land Title Office and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Registration of a Master Development Agreement as a Restrictive Covenant at the Land Title Office for the proposed bonus elements and receipt of the deposit of a security, as outlined in the Agreement;
 - iii. Entering into a Housing Agreement for the rental and adaptive housing and its registration as a Restrictive Covenant at the Land Title Office;
 - iv. Receipt of voluntary contribution of \$50,000 for public art;

- v. Road dedication as required;
- vi. Submission of an updated traffic study;
- vii. Purchase of the City property located at 22576 Brown Avenue;
- viii. Consolidation of the development site;
- ix. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- x. Registration of a Reciprocal Access Agreement at the Land Title Office for vehicle and pedestrian passage to and from the parking structure, between levels of the parking building and to the lane driveway with the development to the west (2012-115-RZ) for the parking on the subject site;
- xi. Registration of a Restrictive Covenant at the Land Title Office to restrict the construction of this project after or at the same time as the construction of Building 1 (2012-115-RZ) to insure vehicular access to required parking is coordinated;
- xii. Registration of a Restrictive Covenant at the Land Title Office protecting the Visitor Parking spaces;
- xiii. Registration of a Statutory Right-of-Way at the Land Title Office for the relocated water and sewer mains and utility company services;
- xiv. Submission of an urban realm plan to assess proposed open spaces interconnections;
- xv. Provide a Stormwater Management Plan that meets applicable City bylaws and standards (e.g. the Watercourse Protection Bylaw, Metro Vancouver three tier design standards, Engineering Department standards for detention, etc.), Town Centre Area Plan objectives and policies, Town Centre Area Development Permit Guidelines and related best practices, and registration of a Restrictive Covenant at the Land Title Office providing “How To” guidelines for operation and maintenance;
- xvi. Removal of the existing buildings; and
- xvii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc. (Wayne Bissky)
Owner:	City of Maple Ridge and 0910609 BC Ltd.
Legal Description:	Lot A, Section 20, Township 12, New Westminster District Plan 9687 Lot 5, Section 20, Township 12, New Westminster District Plan 9687
OCP:	
Existing:	Medium and High-Rise Apartment
Proposed:	Medium and High-Rise Apartment
Zoning:	
Existing:	C-3 (Town Centre Commercial) & RS-1 (One Family Urban Residential)
Proposed:	CD-2-13 (Comprehensive Development)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: One Family Urban Residential (RS-1) Designation: Medium and High Density Apartment
South:	Use: Commercial Zone: Service Commercial (CS-1) Designation: Town Centre Commercial
East:	Use: Single Family Residential Zone: One Family Urban Residential (RS-1) Designation: Medium and High Density Apartment
West:	Use: Single Family Residential proposed for a Mixed-use development of 240 dwelling units in 3-towers and 4,380m ² of commercial space (2012-115-RZ). Zone: One Family Urban Residential (RS-1) proposed Comprehensive Development Zone (CD-1-13) Designation: Town Centre Commercial and Low-Rise Apartment proposed Town Centre Commercial
Existing Use of Properties:	Vacant Single Family Residential, Utility Easement, and Municipal Parking Lot
Proposed Use of Properties:	Multiple Residential and Utility Easement
Site Area:	0.18 hectares (0.44 acres)
Access:	Lane between Brown Avenue and Dewdney Trunk Road and by way of registered easement through the parking structure to the west (2012-115-RZ)
Servicing requirement:	Urban Standard
Companion Applications:	2013-019-DP

b) Site Characteristics:

The site consists of two lots fronting on Brown Avenue and having access to a lane that is parallel to Brown Avenue (Appendix A). The site is flat and has a total area of 0.18 hectares (0.44 acres). The eastern lot (22588 Brown Avenue) is vacant and owned by the developer (0910609 BC Ltd.). The western lot (22576 Brown Avenue) is owned by the City and currently used as a downtown parking lot.

c) Project Description:

This proposal is for an 18 storey multiple residential development with 126 apartment units and 6 three-storey street-facing townhouse units; in total 132 dwelling units. The total gross floor area is proposed to be about 9,680 sq. m. (104,197 sq. ft.). There will be 146 parking spaces provided within a 2 storey underground and 3 storey above ground podium parking structure. This podium will be shared with the proposed six townhouse units (Appendix C & D).

Zoning Bylaw:

Background:

This site is proposed to be rezoned to the CD-2-13 Zone, a new Comprehensive Development Zone based on the RM-6 Regional Town Centre High Density Apartment Residential Zone and tailored for this project. Bylaw No. 6991-2013 (Appendix B) granted first reading on July 9, 2013, is to create this new zone and to rezone the subject property from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-2-13 (Comprehensive Development).

Changes to Zone Regulations:

Since first reading was granted, more information, detailed design plans and further discussions have taken place about the density and amenities the applicant intends to provide. In addition, the project will no longer accommodate the 40 public parking spaces currently located on the City owned property within the design of the future parking structure associated with this project. However, off street parking will remain as a permitted use in the CD-2-13 Zone, thus permitting the existing City parking to remain until building construction commences.

Therefore, Bylaw No. 6991-2013 needs to be amended before being granted second reading and forwarded to Public Hearing. The main change to the text of CD-2-13 Zone regulations includes the following:

- To encompass the agreed to amenities, a provision for having a Master Development Agreement is included. This separate document will be registered as a Restrictive Covenant on title and will describe the amenities and voluntary contributions necessary for the amount of floor area to be constructed and Floor Space Ratio (FSR) to be achieved on the subject property;
- To reflect the consolidated site area after road dedication, the minimum site area originally quoted needs to be reduced from 2,000 sq. m. to 1,750 sq. m.;
- Given most of the open space is being located on top of the parking podium covering nearly the entire site, the portion of required open space on roof tops is to be increased from 15% to 70%;

- A cross reference is added to clarify that the parking requirement for the RM-6 Regional Town Centre High Density Apartment Residential Zone applies to the calculation of parking and bicycle storage; and
- Incidental housekeeping changes and correcting some typographical errors.

Changes to Density Regulation:

There are changes necessary to the Density and the Floor Space Ratio Section in the original Bylaw No. 6991-2013 granted first reading. The developer is seeking a floor space of about 9,680 sq. m. (104,197 sq. ft.) or a FSR of 5.5. This is more than can be obtained under the RM-6 Regional Town Centre High Density Apartment Residential Zone density provision.

Two changes to the wording of the density provisions in the bylaw given first reading are proposed:

- The parking bonus language, currently stating the bonus is for only underground parking, will include structured parking within the podium portion of the parking structure, since in either case the parking would be enclosed.
- The RM-6 Regional Town Centre High Density Apartment Residential Zone bonus provision for non-market housing is being moved into the Master Development Agreement bonus provision, to include both affordable rental housing (minimum 15 units) and housing designed to allow aging in place (minimum 15 units). The developer will receive a larger bonus for the provision of these units than under the usual RM-6 regulation.

Therefore, to achieve the desired density of FSR 5.5, the RM-6 Regional Town Centre High Density Apartment Residential Zone base (outright) density and Bonus FSR has to be increased through additional FSR. This additional FSR consists of Town Centre-types of amenities and voluntary contributions, to be stipulated in a Master Development Agreement between the City and the applicant. The Base, RM-6 Bonus plus Agreement Bonus Elements (described individually in more detail in the next section) would achieve the desired 5.5 FSR as calculated below:

• Base (or outright) density for RM-6	1.6
• Bonus density for RM-6 (non-market housing provision deleted)	1.4
• Bonus density through Master Development Agreement	2.5
MAXIMUM TOTAL FSR	5.5

Bonus Elements:

The developer has agreed to enter a Master Development Agreement and to provide bonus elements to gain the 2.5 FSR to bridge the difference between the RM-6 maximum density and the higher density being requested for the project by the applicant. These bonus elements are as follows:

- **Public Art & Contribution:** Incorporating public art features into the development project (Appendix F) and a voluntary contribution of \$50,000 to public art in the Town Centre;

- **Built Amenities & Features:** Incorporating a number of pedestrian amenities and design elements along Brown Avenue, within the right-of-way to the east of the subject site, the rear lane and on the roof tops (Appendix E), including:
 - a. Special pedestrian surface treatment to highlight the pedestrian zone and make accessibility easier;
 - b. Street furniture and planting;
 - c. Green screen wall;
 - d. Roof-top amenity area; and
 - e. To provide a significant roof-top visual and lighting landmark, such as a marquee roof element, to be a prominent Town Centre skyline feature;
- **Rental Housing:** Not less than 15 units to be designed for affordable rental and subject to a Housing Agreement. The manner of their administration will be contained in the Agreement;
- **Adaptive Housing:** Not less than 15 units to be designed for aging in place under the Building Code and (SAFER Housing Standards) and subject to a Housing Agreement;
- **Car Charging Station(s):** At least one Electric Vehicle Charging Station being provided within the underground parking structure or at grade;
- **Storm Water Management:** A bio swale is being provided adjacent to the lane and to the east of the building in the right-of-way and a feature to be determined on the podium roof top will be part of the rain water management system (shown on Landscaping Plans Appendix E). This is to exceed the City's 3-Tier approach by implementing site source controls with the coordination and assistance from the landscape and mechanical consultant. To assist future residents and strata councils to understand how this works and the ongoing and long term maintenance requirements, "How To" guidelines will be developed; and
- **Performance Securities:** Will be stipulated and collected as necessary.

A separate report will be sent to Council outlining the final terms and to obtain readings for authorization bylaw necessary for the housing agreement. The authorization bylaw would be considered for final reading together with the final adoption of the zone amending bylaw for the proposed CD Zone to govern this development proposal.

The Master Development Agreement will also include the following supporting information:

- **Pedestrian Context:** An "Urban Realm Plan" (Appendix G) to provide better context for streetscape elements for the fronting streets, lane and right of way along the east side;
- **Design Coordination:** The 3-Tower development to the west (2012-115-RZ) is subject to a set of Supplementary Development Permit Area Guidelines contained in the Master Development Agreement associated with that project. There will be reference to those Guidelines to insure the form and character of the subject development will be complementary and coordinated designs associated with the 3-Tower project;
- **Aging in Place Design Guidelines:** Appending the SAFER Housing Standards (Appendix H); and
- **Storm Water Management "How To" Guide:** A guide for future strata councils indicating proper maintenance requirements for the bio swales and other rain / storm water management components.

Proposed Variances:

There are no variance being requested by the applicant, given the proposed comprehensive development has been customized for this project. However, if variances are necessary, they will be identified and forwarded to Council in a separate future report.

Off-Street Parking and Loading Bylaw:

Parking for this project will be located on five levels. Two levels will be entirely underground and three levels will be in a podium structure. There will be three level townhouses and an entrance lobby to the apartment tower sharing the northern portion of the podium and facing Brown Street. This will conceal the appearance of parked cars in the above ground portion of the building from the street.

A total of 146 parking spaces will be provided. This will be 11 more spaces than required by the Off-Street Parking and Loading Bylaw. The parking requirement is 137 parking spaces calculated as follows: 122 parking spaces for the apartments and townhouses, plus 13 visitor spaces and 2 spaces for the disabled. The visitor and disabled parking are located on the main parking level with vehicle access directly to the lane. For the remaining levels, vehicle access is through the neighboring parking structure to the west (Building 1 of 2012-115-RZ) and a joint driveway to the lane, secured by way of access easement. There will be an internal ramp for vehicle access between parking levels four and five.

Given vehicle access is contingent on Building 1 (2012-115-RZ) being fully constructed, a Restrictive Covenant (and a term in the Master Development Agreement) will be registered on title restricting construction of this project to be either concurrent with or after Building 1 is constructed.

The parking count by level is as follows:

• Underground (2 levels)	88 spaces	} 146 spaces
• Podium Main level	24 spaces	
• Podium 2 upper levels	34 spaces	

A loading space will be incorporated into the landscaped area and pedestrian corridor on the east side of the building. This area also serves which also serves as a right-of-way for services.

A total of 73 bicycle parking spaces are required. A portion will be accommodated in a storage room on the main parking level and another portion will be at grade as shown in the landscaping plan.

Development Permits:

A Town Centre Development Permit is required for all new developments on lands designated properties within the Town Centre as identified on Schedule B of the Official Community Plan. Based on the information submitted by the Architect, the following Key Guideline Concepts for the Civic Core Area of the Town Centre Development Permit Area apply:

1. *Promote the Civic Core as the “heart” of the Town Centre.*

Staff Comment: This is a major development in terms of its scope, scale and density. It will, with its neighbor to the west, set the tone and standard for future developments respecting high quality tower projects in the Town Centre. It will feed into the already established Civic Core, City Hall and the adjacent public plaza. The subject site is within convenient walking distance to these main draws in the Town Centre. Residents of the tower will have access to businesses within walking distance, including about 4,350 sq. m. (47,000 sq. ft.) of commercial floor space being proposed in the three tower site to the west.

In terms of materials, this development will be consistent with using the same high quality materials as the project to the west, and thus continues with that project’s precedent of exceeding the types of materials currently in use in the Town Centre. A rich, high quality exterior metal cladding system is proposed. The colours, in particular at the lower pedestrian level, have been selected to respect the soft tans, metal and rust-red colours prevalent in the Civic Core (See Appendix D).

2. *Create a pedestrian-oriented, boutique-style shopping district*

Staff Comment: A strong pedestrian experience is anticipated, with ground oriented townhouses along Brown Avenue, introduction of a pedestrian corridor at the east side of the building and a lane with some friendly pedestrian characteristics. The buildings climb vertically from the street not only in response to the site constraints, but also to capture panoramic views and reinforcing the identity of the downtown.

3. *Reference traditional architectural styles.*

Staff Comment: The proposal does not necessarily draw or take clues from the existing architectural styles, and is intentionally different from predominantly low scale existing buildings in the Town Centre. The project draws more on contemporary and international styles using steel, concrete and glass to make its architectural statement. This is a departure from the small scale, less durable wood frame buildings typically seen in the Town Centre. This will create a strong urban and downtown environment in the northeast quadrant of the Town Centre and to serve as a model for other locations.

As with the project to the west (2012-115-RZ), this project will reflect new developments of similar use and scale in larger cities and established or emerging downtowns in the region like Vancouver, Burnaby, Richmond and Surrey City Centre. The emphasis here is on the pedestrian and not the car. The building is placed close to the street to create a street edge and to allow users to interact with the street life.

4. *Capitalize on important views.*

Staff Comment: From the 4th floor and above, there will be views of the Golden Ears to the north, Mount Baker and the Coastal Mountain range to the east, the Fraser River to the south and west towards Vancouver with the ocean. As well, the site is situated to allow an appreciation of important views within the Town Centre towards the Civic Centre as well as significant buildings, architectural features and civic facilities to be built in the future. Once built, this development will add to the developing downtown skyline, and will have a roof top

feature that will be an identifiable landmark for those coming into the Town Centre. It demarks the location of the Town Centre. Views from lower levels will be of a vibrant street life.

5. *Enhance existing cultural activities and public open space.*

Staff Comment: This development will encourage social interaction. All amenity spaces will be universally accessible. The pedestrian spaces will be part of an interconnecting network of sidewalks and pedestrian corridors. The site will be well lit and the residential floors above will assure eyes on the street to discourage vandalism and to increase safety.

6. *Provide climate appropriate landscaping and green features.*

Staff Comment: The landscaping is designed to reflect the urban setting and character of the development. It can generally be described as clean, geometric and ordered with a slight Asian design to reflect the owner's heritage. It will not only provide ease of movement, but also incorporates places to socialize indoors and outdoors, including a roof top space, as well spaces for quiet reflection. A bio-swale is designed along the lane at grade. Low flow toilets and other green technology may be used and other feasible green technology explored.

7. *Maintain street interconnectivity*

Staff Comment: The urban townhouses fronting Brown Avenue connect the interior spaces on grade to the sidewalk and street. The lane will act as a service street with parking access and loading, refuse and recycling areas located here. The area to the east of the building within a statutory right-of-way for services will double as a north-south pedestrian corridor in conjunction with an urban realm plan to be undertaken by the applicant as suggested by the Advisory Design Panel.

Advisory Design Panel:

This project was forwarded to the Advisory Design Panel on October 14, 2014. This meeting did not have a quorum; however the absent members did provided comments in writing. Rather than delaying the application for another month, the meeting proceeded with the architect making a presentation and the members present provided their comments. The other members concurred with the comments when circulated the following day by email. They will be formally considered as a motion at the next ADP meeting. This flexibility fulfilled the Council requirement of having a full ADP review.

These are the comments regarding this application:

It was decided that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

- *Prepare an urban realm plan to provide better context for street scape elements for the fronting streets, lane and right of way along the east side.*

Architect's Response: A sheet was added to the plan package showing the urban realm plan (Appendix G),

- *Consider incorporating additional façade treatment to the wall facing the lane as an interim design measure before the vegetation matures.*
Architect's Response: A decorative draping "fishnet" on the exterior walls was provided.
- *Consider incorporating a stronger pedestrian element along the lane connecting westward to the "port cochere" leading to Edge Street and eastward to the right of way at the east of the building.*
Architect's Response: The pedestrian experience has been enhanced.
- *Consider the treatment of the exterior wall facing the right of way to the east of the building (such as recessing the exit door, adding windows, etc.) and strengthening this space as a pedestrian walkway.*
Architect's Response: Additional exterior treatment similar to that being done for the west elevation of building 1 on application 2012-115-RZ.
- *Consider emphasizing the roof treatment on this building to be a significant visual landmark, such as a marquee roof element, lighting and /or program element such as amenity space.*
Architect's Response: A vertical transparent lighted roof element which stylistically represents the developers company "Ascent 1" that will be seen from a great distance.
- *Consider providing weather protection from both rain and wind for the open roof top amenity areas.*
Architect's Response: Protection has been provided around the core.
- *Consideration be given to have a better treatment of the entrance area.*
Architect's Response: A transparent triangular entry canopy extending north to offer pedestrians protection has been provided. It will be lit at night for added emphasis and drama and mirrors the new rooftop element noted above. The glass will be blue-green colour with a very subtle pattern "underwater" effect. Then, inside this canopy, will be public art with LED lights representing the lifespan of salmon and continuing the theme, albeit in a different fashion, as that proposed for the project (2012-115-RZ) to the west.
- *Consider reducing the appearance of repetition in the tower by incorporating the varied elevation elements (double storey windows, etc.).*
Architect's Response: Window heights have been varied on the penthouse floor.
- *Modify the balcony for the units at the south east corner of the building.*
Architect's Response: Done.
- *Provide better detail such as a cross section with respect to the rain water swales.*
Architect's Response: Provided on landscaping plan.

Development Information Meeting:

The applicant held a Development Information Meeting for this development project on Thursday, October 16, 2014, between the hours of 7:00pm and 9:00pm. A total of 8 (eight) people attended, with 6 (six) signing in. The applicant reported that no negative comments were heard related to the design of the proposed development, while some positive remarks were offered. The only dissenting concerns were related to the loss of the City parking lot and the development's potential negative impact on Brown Avenue parking.

Staff Comment: There will still be other City parking available, including on street parking. The Engineering Department is requiring that the currently submitted Traffic Study be updated to consider circulation and parking for the 3-Tower (2012-115-RZ) and 1-Tower sites together.

d) Interdepartmental Implications:

Engineering Department:

The Engineering Department has prepared comments indicating a Rezoning Servicing Agreement is required to overcome a number of servicing deficiencies. These deficiencies include: road, sidewalk and lane upgrades to meet City standards; Street lighting consistent with the standards for the Town Centre, planting of street trees and the undergrounding of wiring; Upgrading of the storm sewer and water mains; and road dedication for the widening of Brown Avenue. The traffic study prepared for the adjacent three tower application (2012-115-RZ) needs to be updated to include the additional traffic generated on this project.

Building Department:

The Building Department provided some preliminary BC Building Code-related comments to the applicant to be addressed as part of the Building Permit application process.

Fire Department:

The Fire Department provided comments about site requirements and infrastructure be incorporated into the construction of the building as required by the Fire Code. The majority of these are reviewed as part of the Building Permit application process.

CONCLUSION:

This tower forms part of a comprehensively planned project in the heart of the Town Centre. It has been carefully coordinated with and compliments the development of 3 tower project to the west (2012-115-RZ) in design and function. It will extend the friendly pedestrian streetscape, have a contemporary and international style and contribute to an emerging skyline (Appendix I). Amenity features being provided boost the density to an FSR of 5.5.

Therefore, it is recommended that Maple Ridge Zone Amending Bylaw No. 6991-2013 be amended as identified in the staff report dated November 17, 2014, be given second reading and that the application for a 132 unit 18 tower project be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

**Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner**

"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 J.L. (Jim) Rule"

**Concurrence: J. L. (Jim) Rule
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B - Zone Amending Bylaw No. 6991-2013
Appendix C – Site Plan, Floor plates and Roof plans
Appendix D – Building Elevation Plans
Appendix E – Landscaping Plans and pedestrian amenities
Appendix F – Public Art
Appendix G – Urban Realm Plan
Appendix H – SAFERhousing Guidelines
Appendix I – Renderings

CITY OF MAPLE RIDGE

BYLAW No. 6991-2013

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, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6991-2013"
2. Those parcels or tracts of land and premises known and described as:

Lot A, Section 20, Township 12, New Westminster District Plan 9687
Lot 5, Section 20, Township 12, New Westminster District Plan 9687

and outlined in heavy black line on Map No. 1589 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-2-13 (Comprehensive Development).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
4. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct numerical order:

SECTION 1044 CD-2-13

A. PURPOSE

1. This zone is intended to provide multi family residential dwellings at a high density within the Town Centre Area. The form of the development is to incorporate a three-storey building element at the base of the building, street-facing townhouses along Brown Avenue and a residential tower above.

B. PRINCIPAL USES

1. The following principal uses are permitted:
 - (a) apartment.
 - (b) townhouse.
 - (c) off street parking.

C. ACCESSORY USES

1. The following accessory uses are permitted:
 - (a) Accessory boarding use.
 - (b) Accessory home occupation.
 - (c) Accessory off street parking.

D. LOT AREA AND DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) in lot area 2,000 square metres.
 - (b) in width 30 metres.
 - (c) in depth 27 metres.

E. DENSITY

1. Floor space ratio shall not exceed a base density of 1.6 times the lot area.
2. Additional density, up to a maximum of 3.9 times the lot area, may be obtained with the following provisions:
 - (a) an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
 - (b) an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in a structure or in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in a structure or in an underground structure;
 - (c) an amount not to exceed 0.35 times the lot area for Leadership in Energy and Environmental Design – Green Building Rating System certification level based on the following scale:
 1. an additional 0.2 times the lot area may be added for including elements that meet the Certification credit level;
 2. an additional 0.05 times the lot area may be added for including elements that meet the Silver credit level;
 3. an additional 0.05 times the lot area may be added for including elements that meet the Gold credit level;
 4. an additional 0.05 times the lot area may be added for including elements that meet the Platinum credit level.
 - (d) An amount *not* more than 2.5 times the lot area for the provision of amenities as specified in the master development agreement, including but not limited to the provision of public art, public amenities, green walls, green roofs, non-market housing units, adaptive housing units, energy conservation measures incorporated into the construction and electric vehicle charging stations.

F. LOT COVERAGE

1. A lot coverage of all buildings and structures shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

G. SETBACKS

1. The minimum setback for all principal buildings and structures shall be not less than:
 - (a) from a front lot line: 0.0 metres.
 - (b) from a rear lot line: 0.0 metres.
 - (c) from a side lot line: 0.0 metres.
 - (d) from an exterior side lot line or a lane: 0.0 metres.

H. HEIGHT

1. Minimum building height shall be eight (8) storeys.
2. Maximum building height is not restricted.

I. OTHER REGULATIONS

1. An Apartment Use shall:
 - (a) be permitted only where all parking for such use is concealed parking.
2. A Townhouse Use shall:
 - (a) only be permitted on a lot containing an Apartment Use;
 - (b) not exceed 6 (six) dwelling units in total;
 - (c) have direct pedestrian access to grade (Brown Avenue) for each unit; and
 - (d) be permitted only where all parking for such use is concealed parking.
3. A minimum of 30% of the lot area shall be provided as useable open space. Up to 70% of this required open space may be provided on a roof.
4. A minimum of 1.0 sq. m. of common indoor amenity space shall be provided for each dwelling unit on the lot or by an agreement acceptable to the City on a separate lot.
5. An off street parking use shall be sited inside a building or underground, shall be separated from resident parking, and shall be accessible to the public.
6. The parking requirement is to be the same requirement as listed under the RM-6 Zone standard set out in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
7. A home occupation use shall comply with the regulations of Section 402 (4).

READ a first time the 9th day of July, A.D. 2013.

READ a second time the 25th day of November, A.D. 2014.

PUBLIC HEARING held the day of , A.D. 20 .

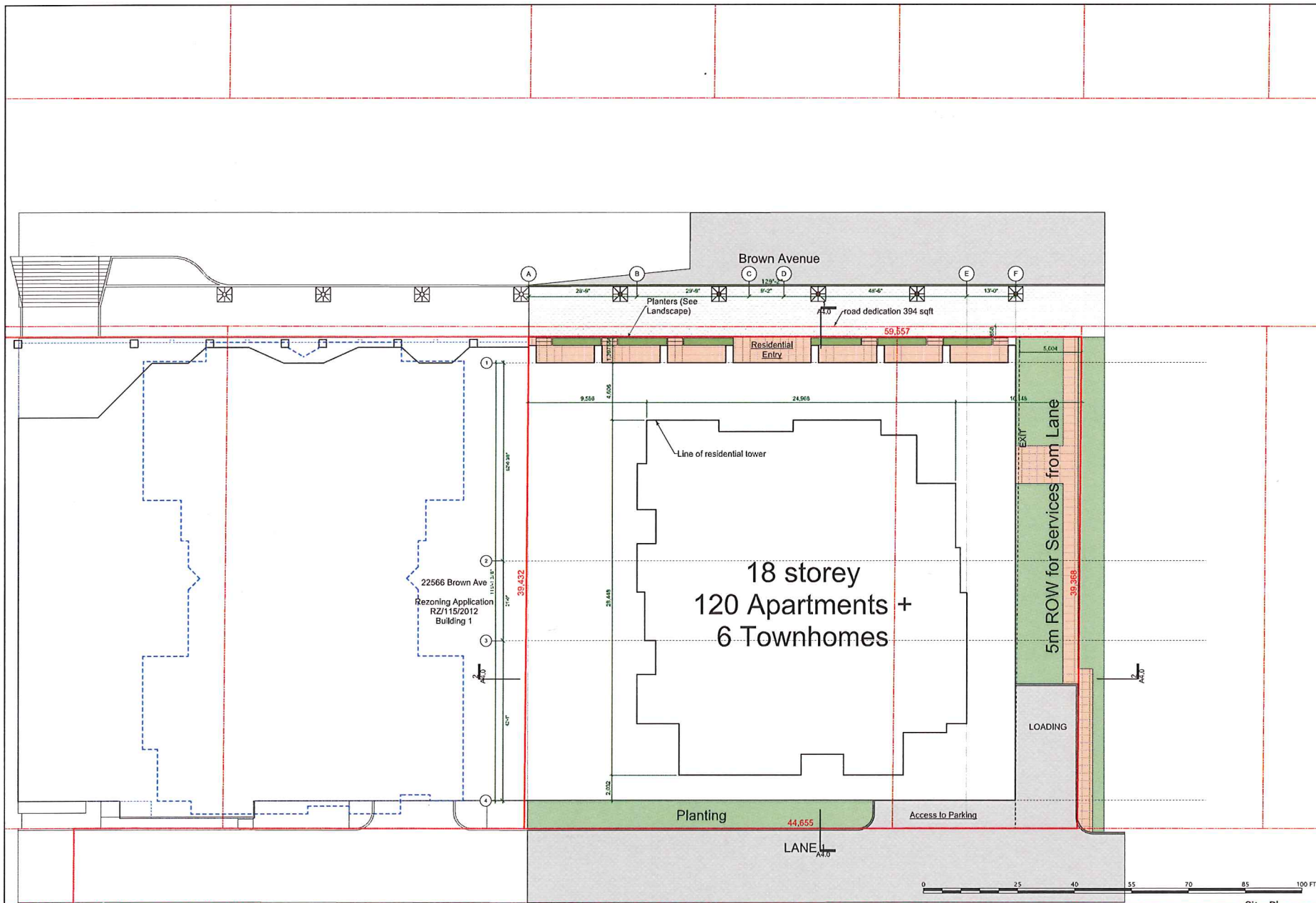
READ a third time the _____ day of _____, A.D. 20 .

APPROVED by the Minister of Transportation this day of , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER

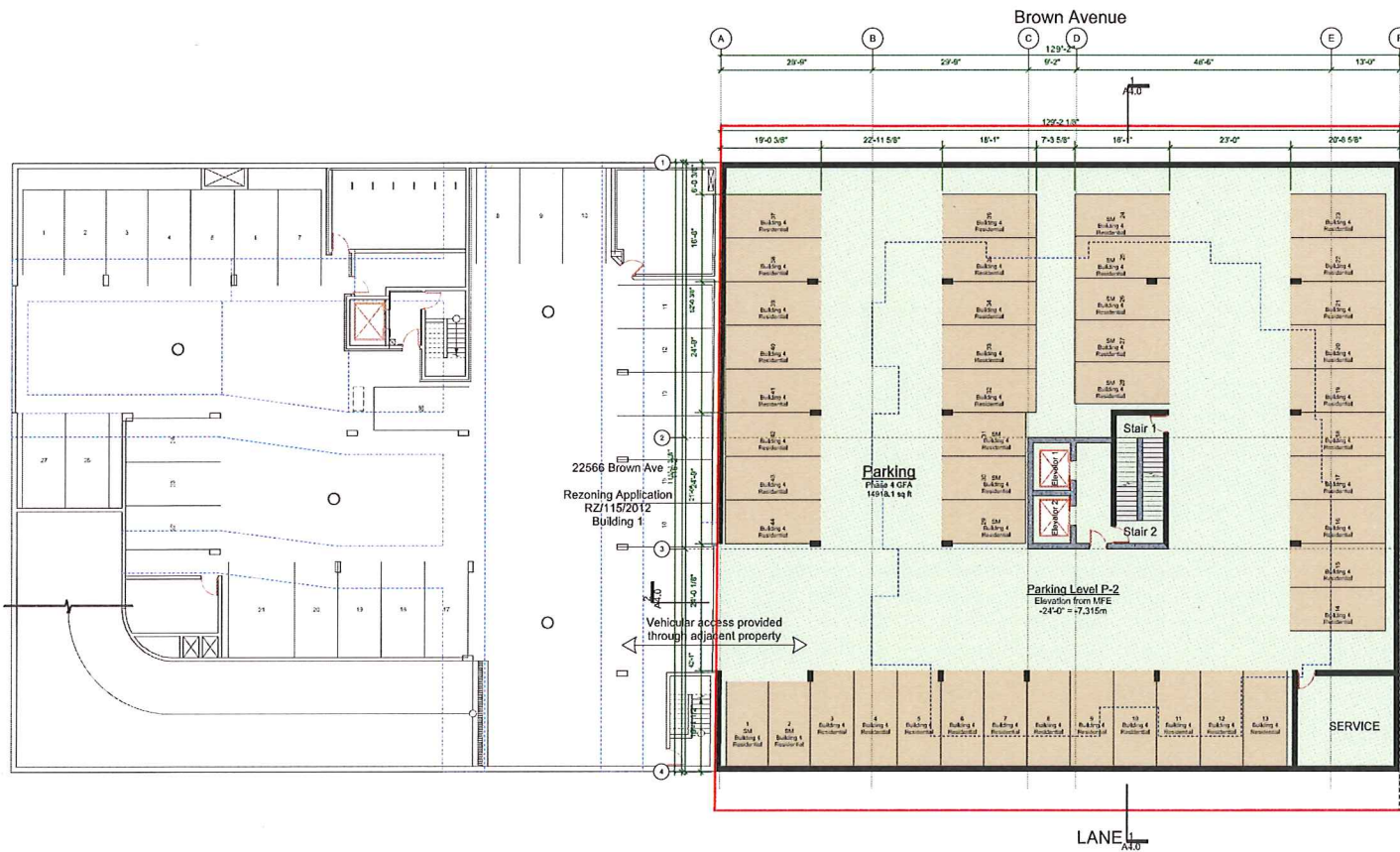


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 TO SCALE WHEN PRINTED ON ARCH D (36" x 24")

Site Plan
 Scale: 1:128

<p>ISSUED DRAWINGS</p> <p>14-19: Issued for October 14 2014 19-14: Issued for Development Permit</p>	
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<p>PROPOSED Residential Development</p> <p>Civic Address: 22576 & 22508 Brown Avenue Legal Address: See A1.0 PID #: See A1.0</p>	<p>Site Plan</p>
<p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN</p> <p>4050-22201 Lougheed Highway, #100-4050 Lougheed Highway, Burnaby, BC V5C 3S8 Tel: 604-461-4000 Fax: 604-461-4006 Email: info@wbsky.com</p>	
<p>Date: 2014, Sep 18 Scale: As Noted Drawn: WB / JLM Project ID: 12378 Sheet:</p>	<p>A2.0</p>

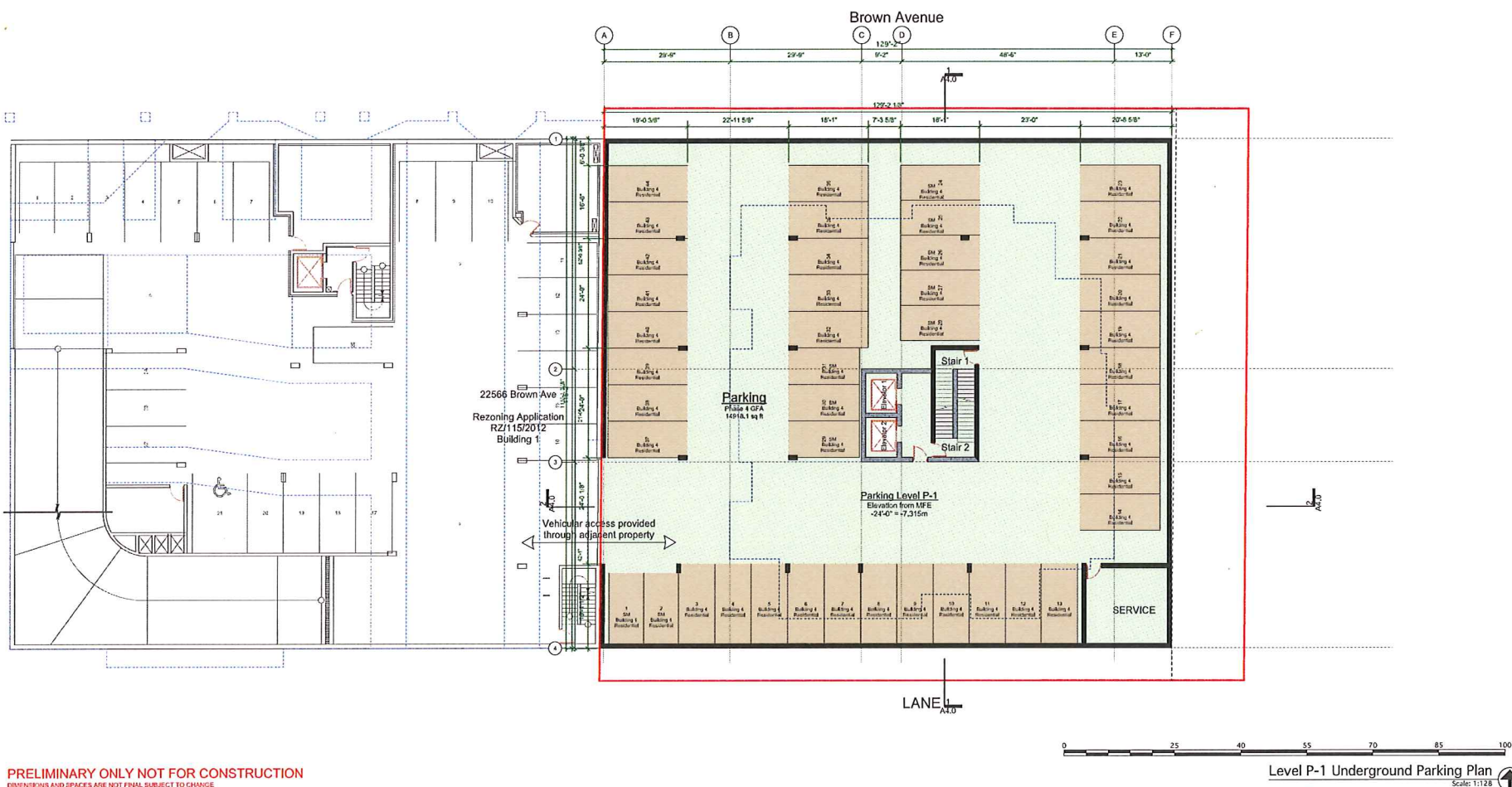
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Level P-2 Underground Parking Plan
Scale: 1:128

ISSUED DRAWINGS
14-19 Issued for October 14, 2014 15-14 Issued for Development Period
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Underground Parking

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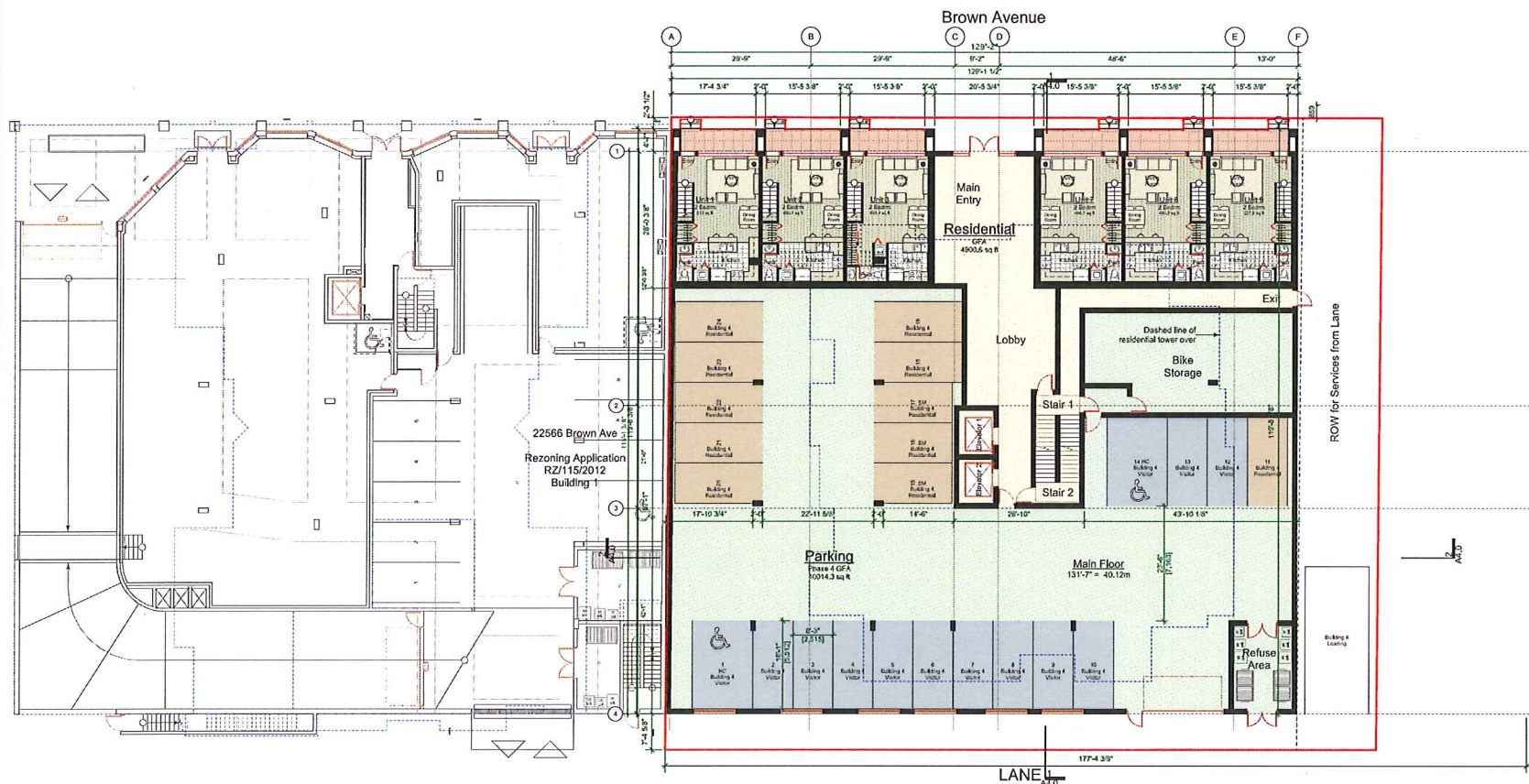
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Main Floor Plan
 Scale: 1/128

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**PROPOSED
 Residential Development**

Civic Address: 22566 & 22568 Brown Avenue
 Legal Address: See A10
 PG 11: See A10

Main Floor Plan

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WAYNE STEPHEN BISSKY
 ARCHITECTURE & URBAN DESIGN INC.
 PLANNING INTERIOR DESIGN
 10000 Highway 100, Suite 100
 Houston, Texas 77055-1000
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 Fax: 281.441.1001
 Email: info@ascenti.com

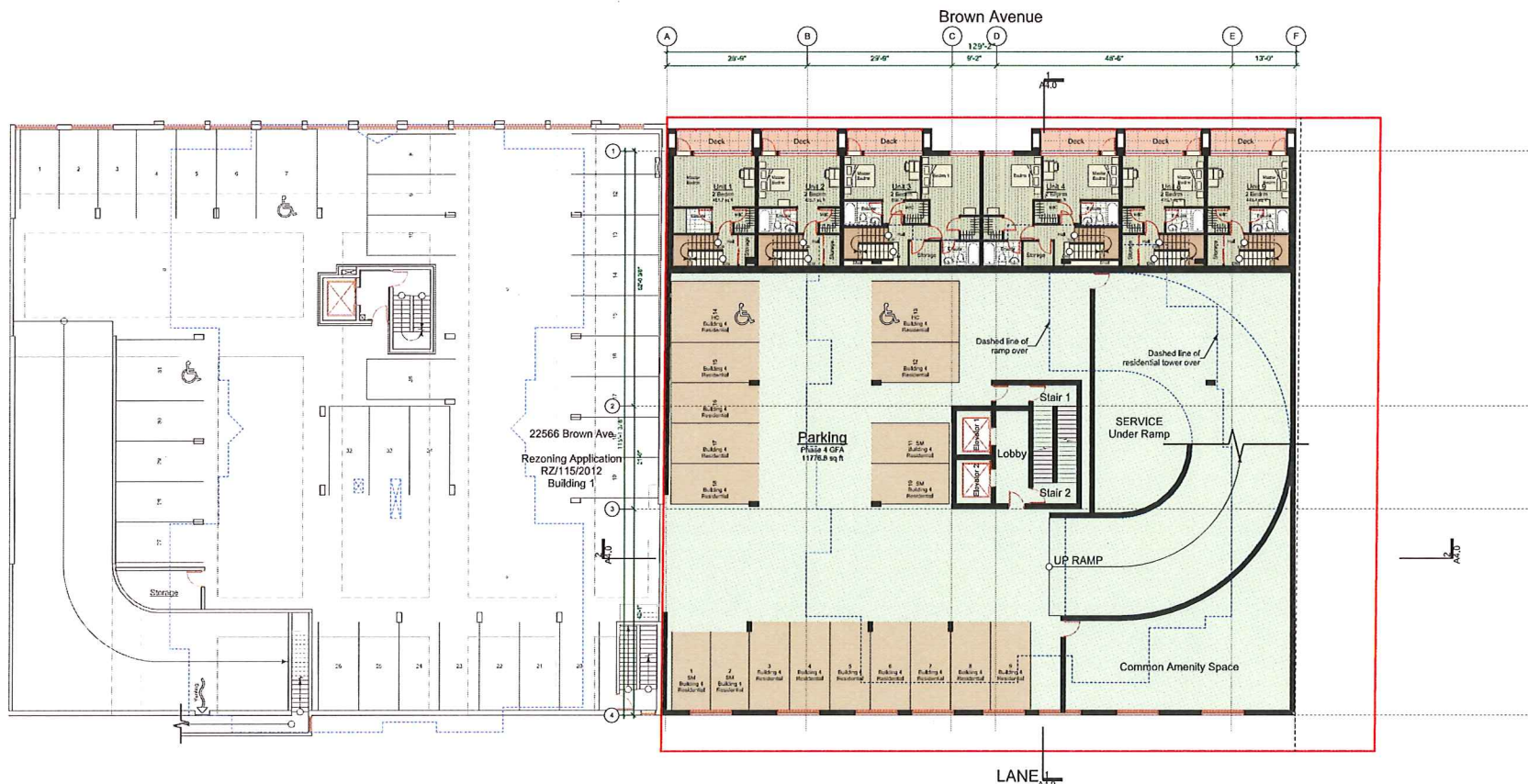
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Date: 2014, September 18

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Second Floor Plan
Scale: 1:128

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**PROPOSED
Residential Development**

Civic Address: 22516 & 22588 Brown Avenue
Legal Address: See A.10
PID #1: See A.10

Second Floor Plan

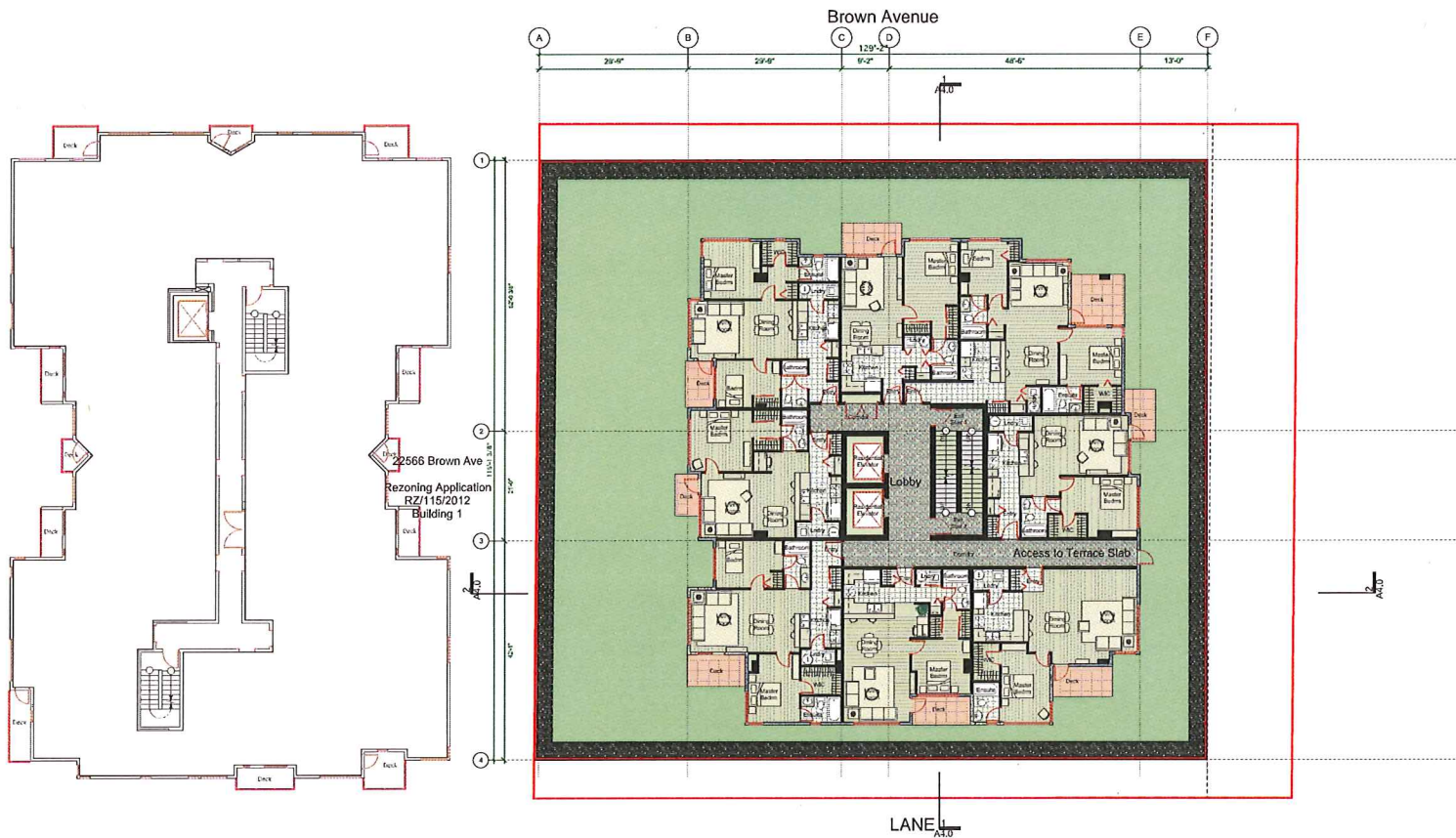
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WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
10000 104th Ave SE, Suite 100
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www.ascenti.com

Date: 2014, Sep 18
Scale: As Noted
Drawn: WB/JJA
Project ID: 12378
Sheet: A2.4

Third Floor Plan

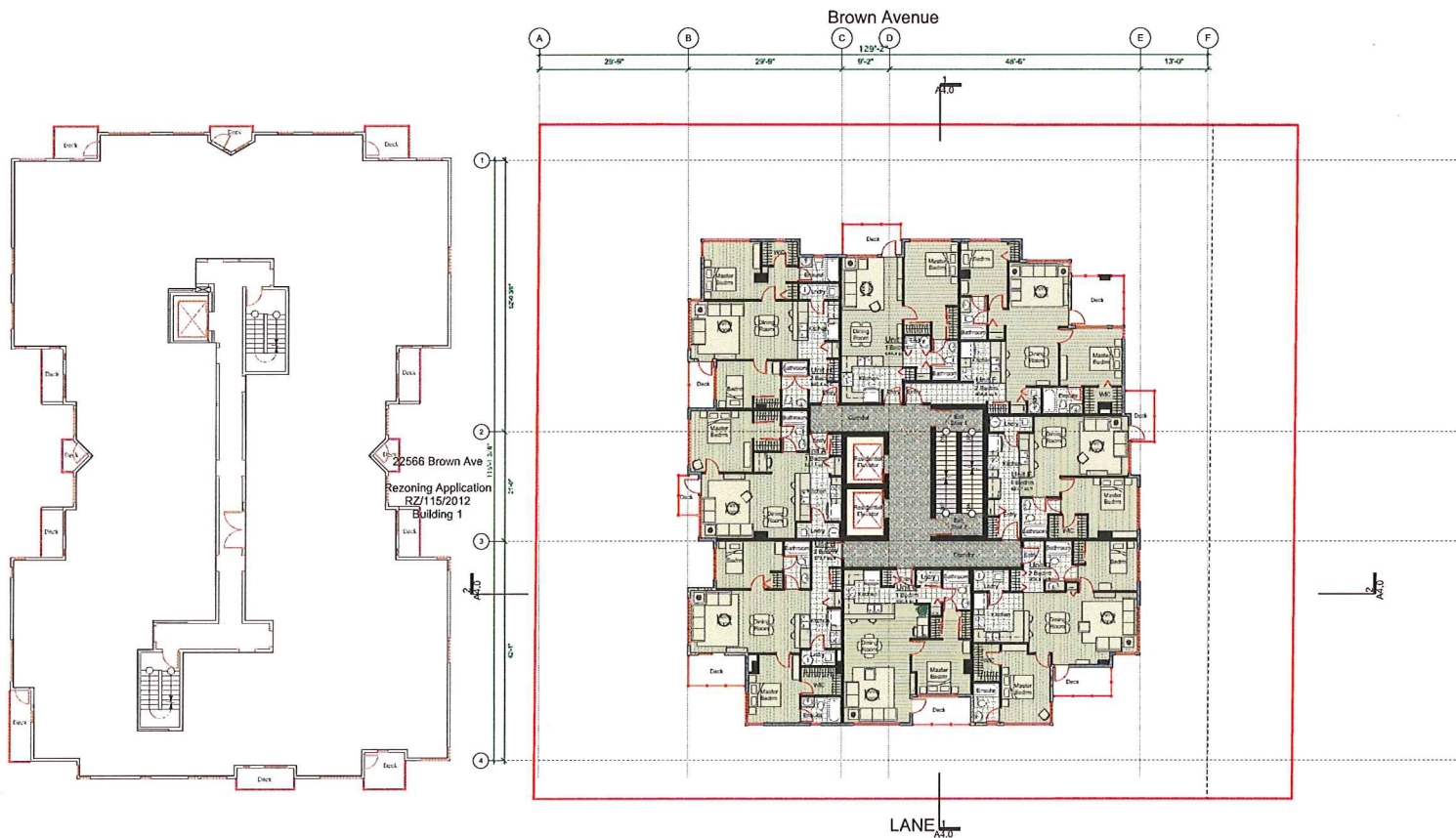
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Fourth Floor Plan
 Scale: 1:128

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Fifth Floor Plan
 Scale: 1:128

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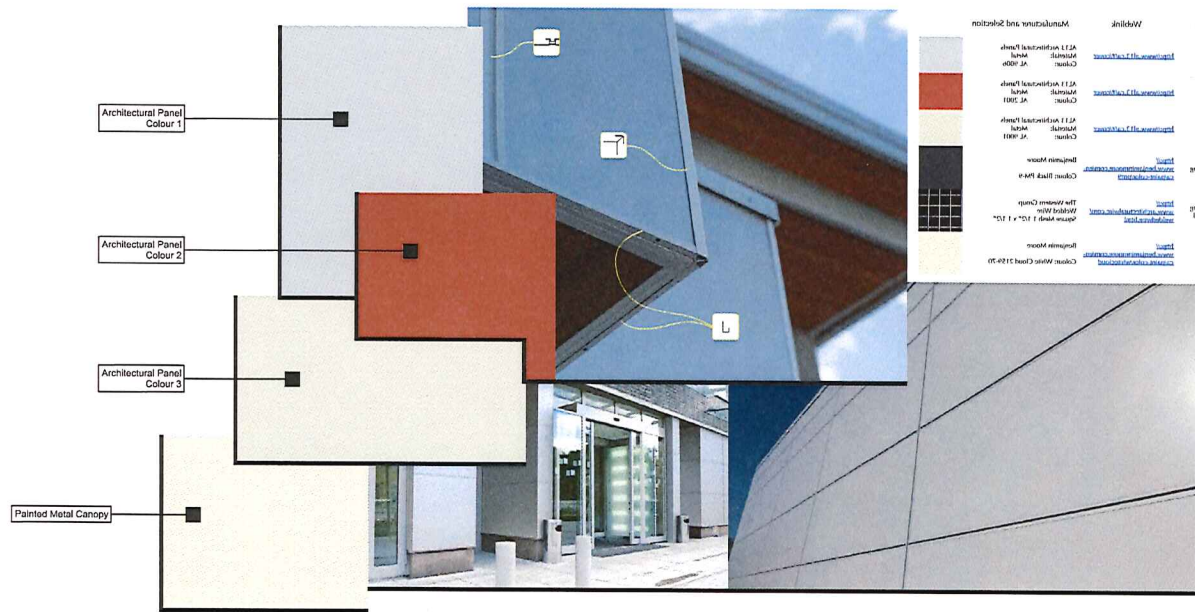
Roof Plan

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

4204 22205 Lougheed Highway,
Maple Ridge, B.C. V2X 2T4
Tel. 604-487-4200 Fax 604-467-4206
email bissky@chill.net

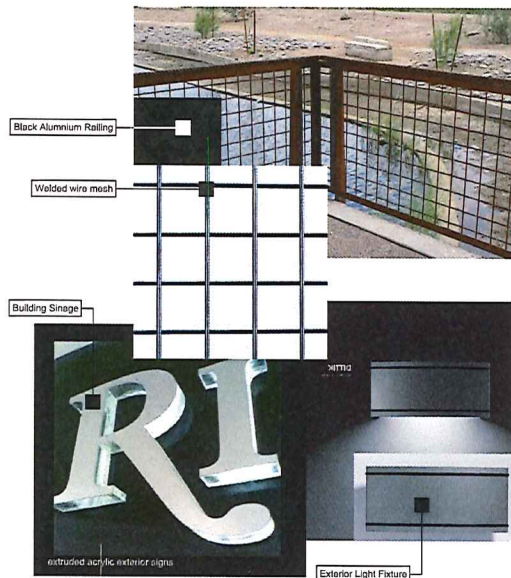
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Project ID	1237B
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A2.8

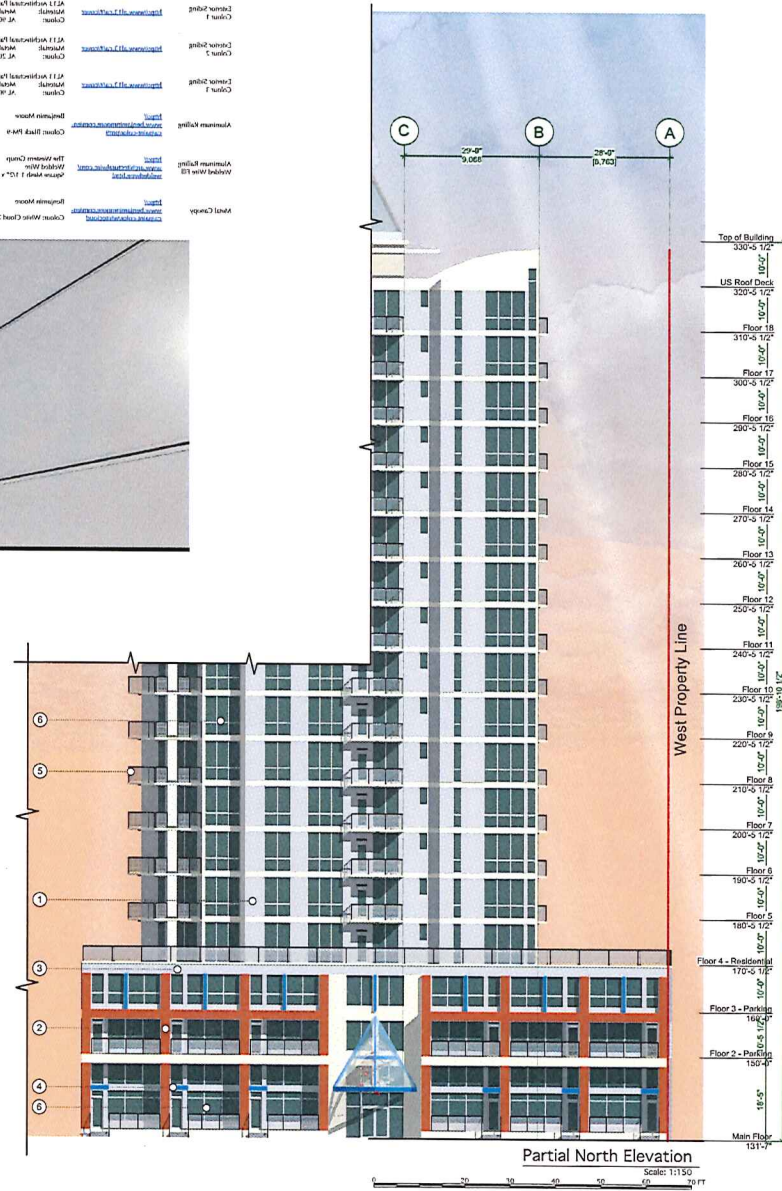


Exterior Materials

- 1 AL13 Architectural Panels Colour 1
- 2 AL13 Architectural Panels Colour 2
- 3 AL13 Architectural Panels Colour 3
- 4 Metal Canopy - Painted
- 5 Black Aluminium Railing
- 6 Windows Aluminum Storefront



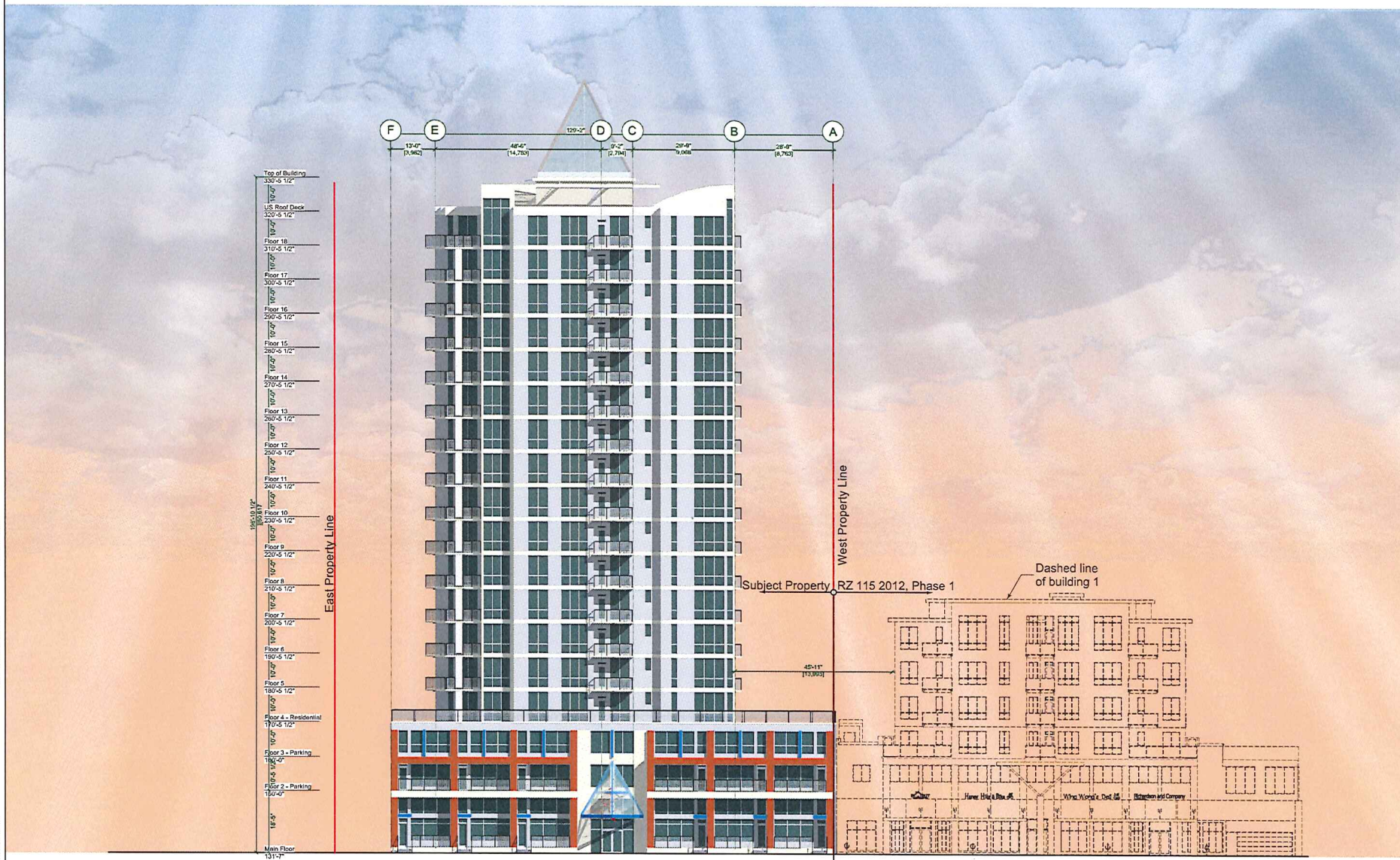
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Date: 2014, September 18

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City Address: 3378 & 2508 Brown Avenue
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Sheet: 1237B

North Elevation

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ARCHITECTURE URBAN DESIGN INC.**
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Email: bsk@ascenti.com

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A3.0

File: 1001 00.A01

Date: 2014, September 18

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PROPOSED Residential Development
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Legal Address: See A10
1237B

South Elevation

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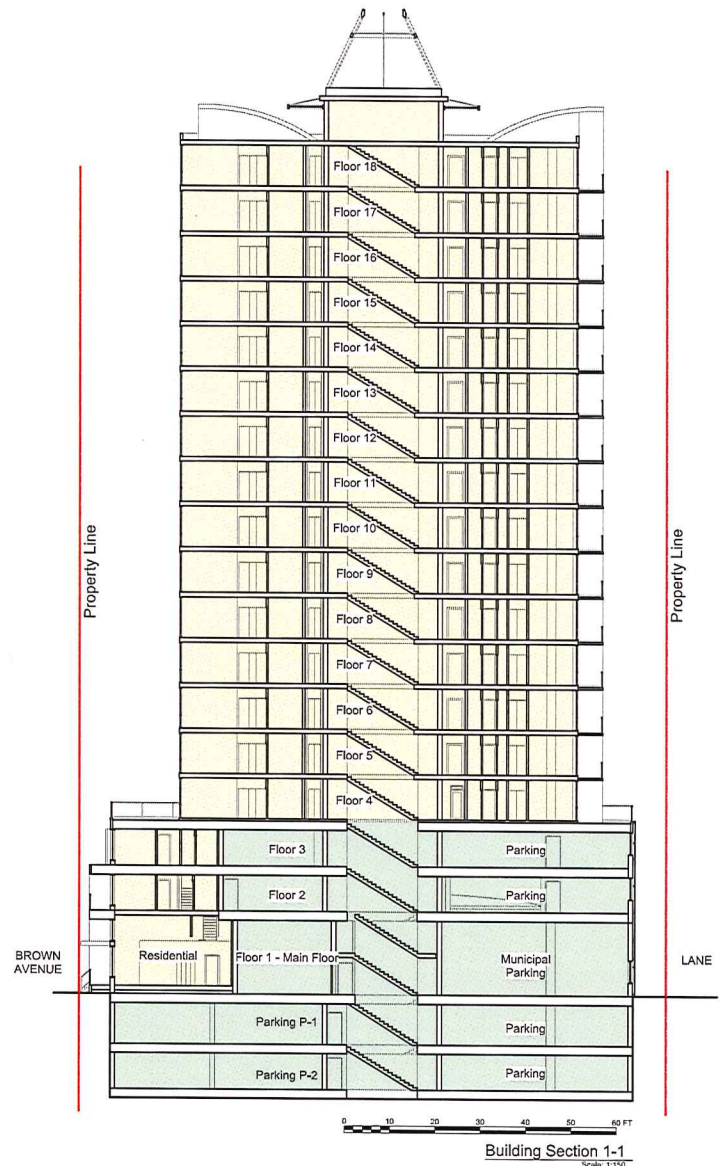
WAYNE STEPHEN BISSEY
PLANNING
INTERIOR DESIGN
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Suite 100, Denver, CO 80202
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PSD: 00010

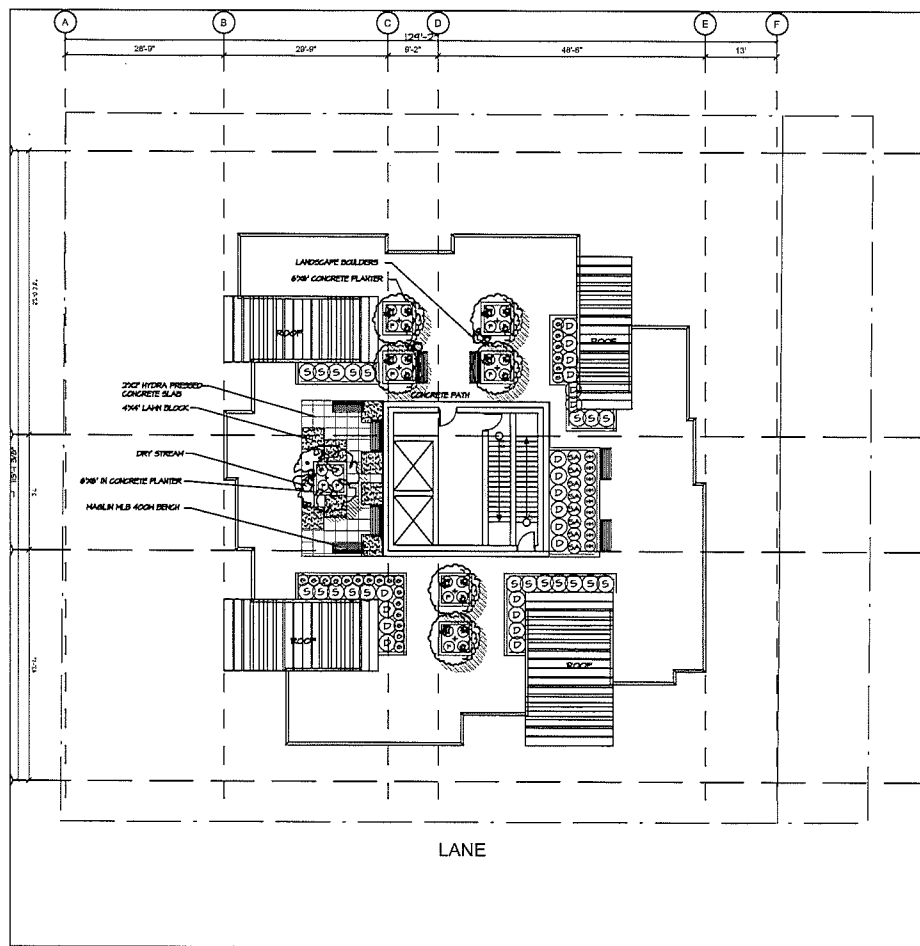
Building Section

ASCENTI

WAYNE STEPHEN BISSKY
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PLANNING
1000 2203 Brown Avenue
Oakland, CA 94612
Tel: 415.778.1000
Fax: 415.778.1001
Email: wsb@wbbsky.com

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Sheet

A4.0



ROOF GARDEN

3/32"=1'-0"

PLANT SCHEDULE - ROOF FLOOR

ITEM	SYMBOL	QUANTITY	PLANT NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		1	CONRAD FLORIDA	FLORIDA DOGWOOD	30" CAL, 25" HT, 10" DB, 10" DB
2		1	BRISOL BLOSSOM PALE PINK	BRISOL TREE	30" CAL, 25" HT, 10" DB, 10" DB
3		1	DAWSON CEDAR	DAWSON CEDAR	10" POT, 40" DB
4		1	ROSA WEDLAND PINK	ROSA WEDLAND PINK	10" POT, 40" DB
5		1	SHARONCEA HYDRANGEA	SHARONCEA HYDRANGEA	10" POT, 40" DB
6		1	PAETECIA PRIMA	PAETECIA PRIMA	10" POT
7		1	BALLTODIA DALLON	BALLTODIA DALLON	10" POT, 40" DB
8		1	PACIFICANERA TERMINALIS GREEN GREEN	PACIFICANERA TERMINALIS GREEN GREEN	10" POT, 40" DB
9		1	PAETECIA PRIMA	PAETECIA PRIMA	10" POT
10		1	PAETECIA PRIMA	PAETECIA PRIMA	10" POT
11		1	PAETECIA PRIMA	PAETECIA PRIMA	10" POT
12		1	PAETECIA PRIMA	PAETECIA PRIMA	10" POT
13		1	PAETECIA PRIMA	PAETECIA PRIMA	10" POT
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#220 - 26 Lorne Mews
New Westminster, British Columbia
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
ASCENT - BUILDING 4
22554 & 22556 BROWN AVE.
MAPLE RIDGE, B.C.

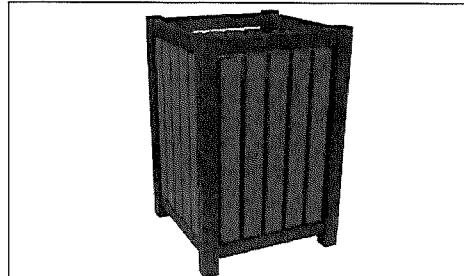
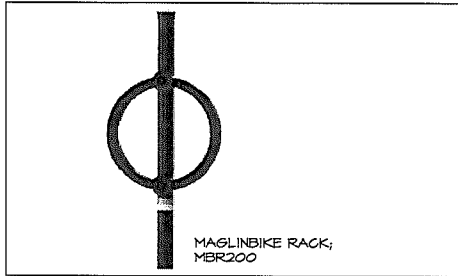
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LANDSCAPE PLAN

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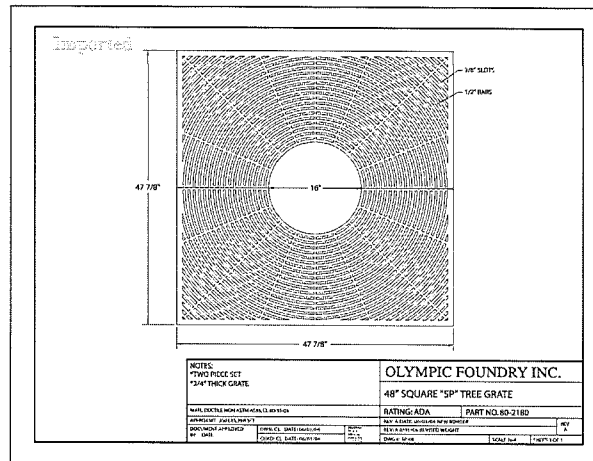
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OF 4

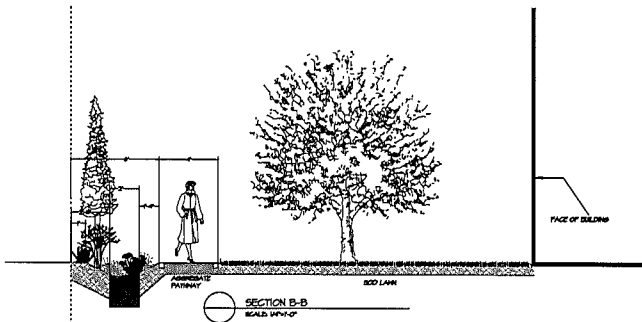
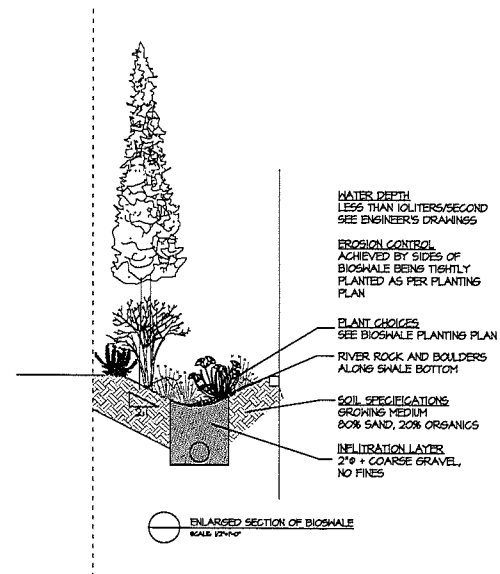
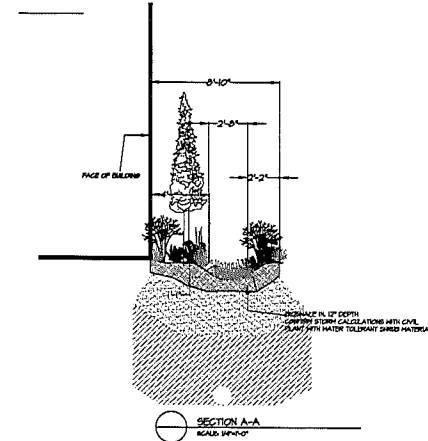
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MAGLIN BENCH MLB200BW



FAIRWEATHER SP 40 GRATE



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NO.	DATE	REVISION DESCRIPTION	DR.
1	10/10/00	REVISED AS PER ACP COMMENTS	INC.
2	10/10/00	REVISED FOR UP	INC.
3	10/10/00	REV. PER NEW SCOPE OF WORK	CL.

PROJECT:
ASCENT - BUILDING 4
22554 & 22500 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

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OF 4

M2LA PROJECT NUMBER: 14-005

PRELIMINARY ONLY NOT FOR CONSTRUCTION
DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE
TO SCALE WHEN PRINTED ON ARCH D (36" x 24")



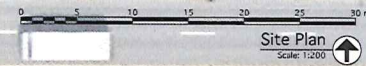
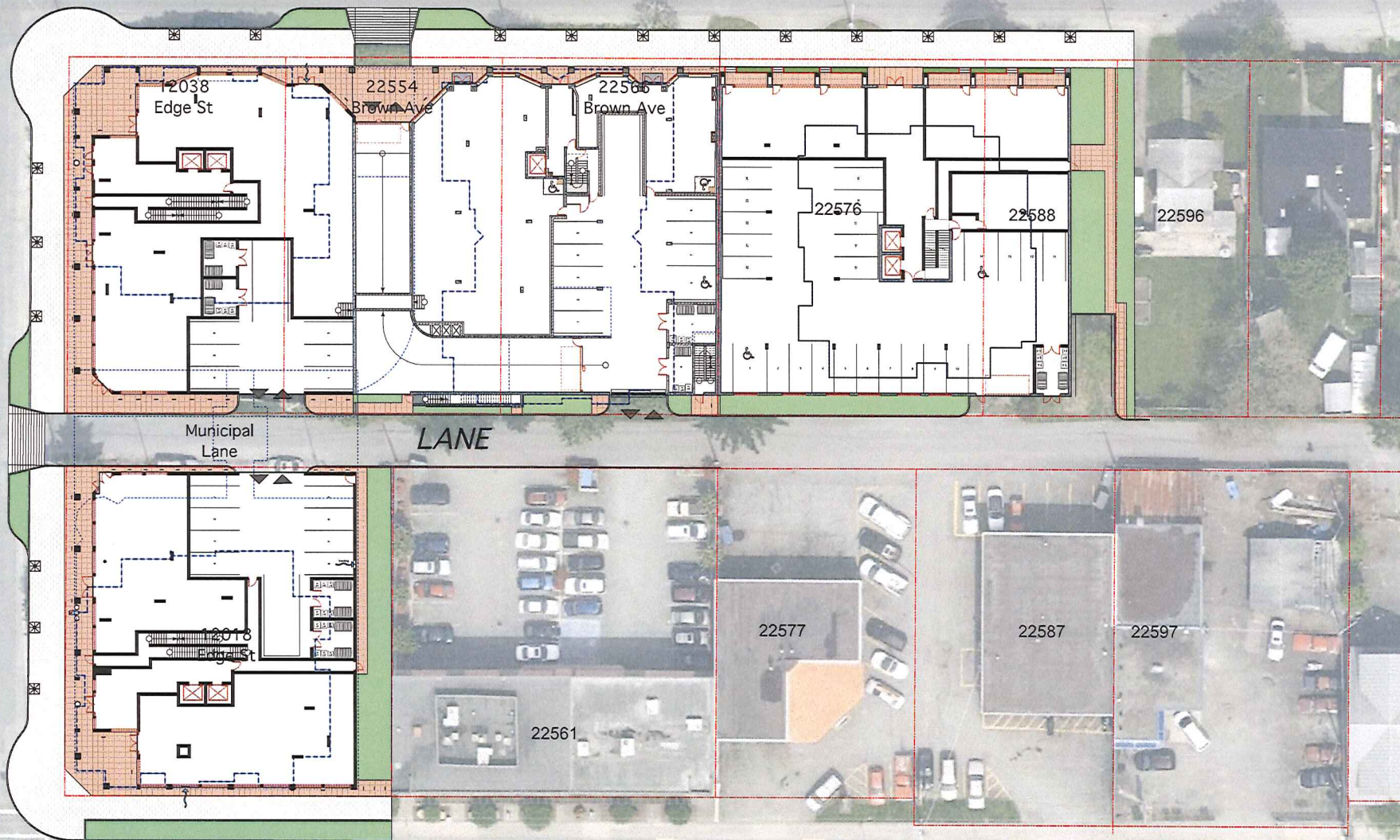
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EDGE STREET

BROWN AVENUE

DEWDNEY TRUNK ROAD

PRELIMINARY ONLY NOT FOR CONSTRUCTION
DIMENSIONS AND SPACES ARE NOT FINAL. SUBJECT TO CHANGE
TO SCALE WHEN PRINTED ON ARCH D (24" x 36")



<p>ISSUED DRAWINGS</p>	<p>14-10 ADP 10/15 Issued for Development Final</p> <p>Copyright Reserved. This drawing is the property of the author and is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. The author assumes no responsibility for any errors or omissions in this drawing. The user of this drawing is advised to verify all dimensions and specifications with the author before construction.</p>
<p>PROPOSED Residential Development</p> <p>Civic Address: 22578 & 22588 Brown Avenue Legal Address: See A1.0 PSD #:</p>	<p>Urban Realm Plan Urban realm context plan for street scape elements for the fronting streets, lane and right of way along the east side</p>
<p>WAYNE STEPHEN BISSEY INC PLANNING INTERIOR DESIGN 1002-2020 Louisa Highway Vancouver, B.C. V2C 2T8 Email: Wayne@WBSI.com</p>	<p>Date: 2014, Oct 30 Scale: As Noted Drawn: WB / JM Project ID: 12378 Sheet: A1.3</p>

The 19 point SAFERhome Standards Overview

(for Single/Multi-Family Family, Multi-Unit Residential Buildings and Multi-Story Residential Towers)

- Criteria 1 Exterior Thresholds**
All exterior thresholds are flush.
- Criteria 2 Interior Thresholds**
All interior thresholds meet minimal code constraints (eg. shower entrance).
- Criteria 3 Bath and Shower Control Positioning**
All controls are offset from centre, roughly 1/2 way between the historic centre location and the outside edge of the shower or tub enclosure.
- Criteria 4 Pressure/Temperature Control Valves** (Canada for renovations only)
Control valves are installed on all shower faucets.
- Criteria 5 Washroom Wall Reinforcements**
Reinforced with 2"x12" solid lumber in all washroom tub, shower, and toilet locations.
- Criteria 6 Waste Pipes**
All pipes are brought in no higher than 14" to the centre of the pipe from floor level.
- Criteria 7 Sink Cabinets**
Cabinets underneath each sink are easily removed.
- Criteria 8 Doors (pinch points)**
All doors and pinch points are a minimum of 34" but ideally 36" wide.
- Criteria 9 Hallways**
All hallways are a minimum of 40" but ideally 42" wide.
- Criteria 10 Light Switch Positioning**
All switches positioned at 42" to the centre of the electrical box from the finished floor.
- Criteria 11 Electrical Outlet Positioning**
All outlets positioned at 18" to the centre of the electrical box from the finished floor.
- Criteria 12 Electrical Outlet Placement Locations**
- Beside windows, especially where draperies or blinds may be installed;
 - Bottom of staircases;
 - Beside the toilet;
 - Above external doors (outside and inside);
 - On front face of kitchen counter;
 - At Node Zero Location (the communications control centre for smart home options) where all the house wiring meets in one place.
- Criteria 13 Electrical Boxes**
All light switches and A/C outlets use Smart electrical boxes.
- Criteria 14 Four-Plex Outlet Locations**
Placed in master bedroom, home office, garage, and recreation room.
- Criteria 15 Telephone Pre-Wiring**
CAT 5E (4 pair) homerun to all areas and return to one central area. (Node Zero)

Criteria 16 RG-6 Coaxial Cable Runs

All homeruns return to one central area. (Node Zero)

Criteria 17 Low-Voltage Runs

All other low-voltage homeruns (eg. door bells, security systems, etc.) return to one central area. (Node Zero)

Criteria 18 Wall Reinforcements (Top of the Stairs)

At the top of all stairs, walls are reinforced with 2"x12" solid lumber at 36" to centre.

Criteria 19 Multi-storey Connection Provision

Either an allowance for an elevator options in stacked closets or build all staircase(s) with to a minimum width of 42".



Time 8:55:48 AM

Date: 2014, October 9

File name: 12378 A Sheets 2014-02-16.xlsx

ISSUED DRAWINGS

14-15	Issued for October 14 2014 ADP
10/14	Issued for Development

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**PROPOSED
Residential Development**

Civic Address: 22576 & 22553 Brown Avenue
Legal Address: See A1.0

Perspective View
Towards East
Along Brown Ave.



WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

8004 22303 Coupled Highway,
Hatch Ridge, B.C. V2K 2T4
ph. 604-457-4303 fax 604-457-4306
email: brian@stuka.net

Date: 2014, Oct 1

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Sheet

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Time: 1:55:29 AM

Date: 2014, October 9

Filename: 121218_A_Sheets_2014-10-15.dwg



ISSUED DRAWINGS

121218_R001 Building U.S. & S Issued For
ADP 10/16/2013
Issued for October 14, 2014
ADP

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PROPOSED
Residential Development
City Address: 2017 & 2020 Brown Avenue
Legal Address: See A1.0
121218

Perspective View
Towards East
Along Lane

ASCENTI

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN, INC.
PLANNING INTERIOR DESIGN
4054 220th Street NW
Seattle, WA 98148
Phone: 206.465.1234
Fax: 206.465.1235
Email: info@ascenti.com

Date: 2014, Oct 9
Scale: As Noted
Drawn: WB / JM
Project ID: 121218
Sheet

A7.1

Time: 8:55:33 AM

Date: 2014, October 9

File name: 12378A_Sheets 2014-09-15.rvt



ISSUED DRAWINGS	
10100	Building 1, 2, & 3 Issued For ADP Submission
10105	Issued for October 14 2014 ADP
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PROPOSED Residential Development	
City Address: 2301A & 2303 Brown Avenue Legal Address: See A7.10 Sheet: A7.2	
Perspective View Towards West Along Brown Ave.	
ASCENTI	
WAYNE STEPHEN BISSY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN 4094 20203 Highway 100, Suite 100, Burnaby, BC V5N 3K1 Tel: 604-293-1000 Fax: 604-293-1001 Email: wsb@ascenti.ca	
Date:	2014, Oct 9
Scale:	As Noted
Drawn:	WB / JM
Project ID:	12378
Sheet:	A7.2

A7.7

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2013-041-RZ
File Manager: Amelia Bowden

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the District of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan**	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

Environmental Impact Assessment
Geotechnical Report

1. That in accordance with Section 879 of the Local Government Act opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7087-2014 on the municipal website and requiring that the applicant host a Development Information Meeting, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Bylaw No. 7087-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Bylaw No. 7087- 2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Bylaw No. 7087-2014 be given first and second readings and be forwarded to Public Hearing;
5. That Bylaw No. 7007-2013 be given second reading, and be forwarded to Public Hearing; and
6. That the following terms and conditions be met prior to final reading:
 - i. Approval from the Ministry of Transportation and Infrastructure;
 - ii. Amendment to Official Community Plan Schedules "B" and "C";
 - iii. Road dedication as required;
 - iv. Park dedication as required;
 - v. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
 - vi. Registration of the Archeological Report, prepared by Antiquus Archeological Consultants Ltd., dated October 17, 2014, with the Ministry of Forests, Lands and Natural Resource Operations, Archeological Branch;
 - vii. Removal of the existing buildings; and
 - viii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks.

(2013-041-RZ, 20738 123 Avenue - to adjust the conservation boundary and to permit future subdivision into 21 single family lots)

☒ CARRIED

☐ DEFEATED

☐ DEFERRED

"Ernie Daykin"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Gen Mgr - Corporate & Financial
☐ Mgr - Accounting
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Gen Mgr - Com. Dev. & Rec. Services
☐ Clerk's Section
☒ Corporate Officer
☒ Amanda Allen
☒ Amanda Gaunt

Prepare PH package
Notification
3rd reading

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

November 25, 2014
Date

Ciri Marlo
Corporate Officer



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7087-2014 and
Second Reading
Zone Amending Bylaw No. 7007-2013
20738 123 Avenue

MEETING DATE: November 17, 2014
FILE NO: 2013-041-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of 21 single family lots no less than 371 m² (3993 ft²) in area. The proposed R-1 (Residential District) zoning complies with the Official Community Plan; however, an Official Community Plan amendment is required to adjust the area designated *Conservation* around two watercourses located on the subject property. This application received first reading for Zone Amending Bylaw No. 7007-2013 on July 23, 2013.

RECOMMENDATIONS:

1. That in accordance with Section 879 of the Local Government Act opportunity for early and on- going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7087-2014 on the municipal website and requiring that the applicant host a Development Information Meeting, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 be given first and second readings and be forwarded to Public Hearing;
5. That Maple Ridge Zone Amending Bylaw No. 7007-2013 be given second reading, and be forwarded to Public Hearing; and

6. That the following terms and conditions be met prior to final reading:

- i. Approval from the Ministry of Transportation and Infrastructure;**
- ii. Amendment to Official Community Plan Schedules "B" and "C";**
- iii. Road dedication as required;**
- iv. Park dedication as required;**
- v. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;**
- vi. Registration of the Archeological Report, prepared by Antiquus Archeological Consultants Ltd., dated October 17, 2014, with the Ministry of Forests, Lands and Natural Resource Operations, Archeological Branch;**
- vii. Removal of the existing buildings; and**
- viii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks.**

DISCUSSION:

a) Background Context:

Applicant: DAMAX Consultants Ltd.

Owner: Marian Mussallem

Legal Description: Lot 5 Except: Firstly: The East 100 feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

OCP:

Existing: Urban Residential and Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential)
Proposed: R-1 (Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Urban Residential, Conservation
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Conservation
	Zone:	RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential)
	Designation:	Conservation
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	3.03 hectares (7.4 acres)
Access:	207A Street
Servicing requirement:	Urban Standard
Companion Applications:	2013-041-SD, 2013-041-DP, 2013-041-VP

b) Project Description:

The applicant proposes to rezone the subject property to allow for future subdivision into 21 single family lots. The lots will be accessed from an extension of 207A Street, which currently terminates at the site's southern property line. The two areas of McKenney Creek riparian setbacks are proposed to be dedicated through the rezoning process for conservation purposes, and will expand the existing municipally owned conservation land on the east side of the site.

As part of the environmental compensation works to offset the reduction in watercourse setbacks, the applicant has proposed to create an enhanced bioswale and rain garden feature on the west side of 207A Street in a dedicated park area. Bioswales will also be located with the 207A Street road right of way to provide biofiltration of road run-off. Due to the watercourse setbacks on both the east and west side of the subject property, the applicant has requested development variances to the road right-of-way width, and the lot depth and building setbacks for some lots. 123 Avenue is not anticipated to be widened with this application. The Engineering Department is in support of keeping the 123 Avenue right-of-way at its current width so that there is no further impact to the two branches of McKenney Creek.

c) **Planning Analysis:**

Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential* and *Conservation*. For the proposed development, an OCP amendment will be required to adjust the *Conservation* area boundary.

The subject property fronts 123 Avenue, identified as a Major Corridor in Figure 4, Appendix E of the OCP. There are a range of development options that comply with Major Corridor Residential Infill policies subject to neighbourhood compatibility and context. Major Corridor residential infill options are described in Policy 3-20, as follows:

- 3 - 20 *Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:*
- a) *building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;*
 - b) *a maximum height of two and one-half storeys with an emphasis on ground oriented units for all developments except for apartments;*
 - c) *a maximum height of four storeys for apartments; and*
 - d) *adherence to Development Permit Guidelines for multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.*

The subject property is bounded to its north by 123 Avenue. The designated conservation lands effectively buffer the established large lot single family developments to the east and west of the subject property. The proposed development is immediately adjacent to the existing residential developments to its south, and therefore compatibility with this development pattern is the most critical.

The existing development immediately south of the subject site consists of both RM-1 (Townhouse Residential) and RS-1b (One Family Urban (Medium Density) Residential) zoned land. The densities of the proposed R-1 (Residential District) zone will therefore bridge this gap, providing higher density than the RS-1b (One Family Urban (Medium Density) Residential) zoned properties, but significantly lower density than the RM-1 (Townhouse Residential) zoned site. In addition, the applicant has proposed a variety of lot widths throughout the site ranging from 12 m to 20 m (39 to 66 ft). This mix of lot widths will help provide variety in the streetscape, as 207A Street is extended further north. Additionally, the proposed lot configuration mimics the subdivision layout to the south to fit with the existing pattern of development in the area.

Based on these considerations as outlined above, the proposed development is consistent with the Major Corridor Residential Infill policies of the *Urban Residential* designation.

Zoning Bylaw:

The current application proposes to rezone the property located at 20738 123 Avenue from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into approximately 21 single family lots. The applicant is seeking development variances to the zoning bylaw, as outlined in the subsequent section.

Proposed Variances:

The applicant has requested the following variances to the *Subdivision and Development Servicing Bylaw No. 4800-1993*, and the *Maple Ridge Zoning Bylaw No. 3510 -1985*:

1. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule B, to reduce the 123 Avenue collector road right-of-way from 20 m (66 ft) to 16 m (52.5 ft);
2. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule B, to reduce the 207A Street local road right-of-way from 18 m (59 ft) to 16.5 m (54 ft);
3. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, 11 (b) to increase the maximum permitted height from 9 m (29.5 ft) to 11 m (36 ft);
4. *Maple Ridge Zoning Bylaw No. 3510-1985*, Schedule 'D', to reduce the lot width from 24 m (78.7 ft) to 22 m (72 ft) for lots 1-3 and 17-21;
5. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, C. 11 (c) (i), to reduce the front yard setback from 5.5 m (18 ft) to 3 m (10 ft) for lots 1-5 and 17-21;
6. *Maple Ridge Zoning Bylaw No. 3510 -1985*, Part 6, Section 601, C. 11 (c) (ii), to reduce the rear yard setback from 8 m (26 ft) to 6 m (19.7 ft).

The requested variances will be the subject of a future report to Council.

Development Permits:

Pursuant to Section 8.9 of the Official Community Plan, 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 the watercourse and riparian areas.

Development Information Meeting:

A Development Information Meeting was held on December 11, 2013 at Laity View Elementary School. Approximately 30 residents attended the meeting. A summary of the comments and discussions with the attendees was provided by the applicant and include the following:

1. Increase in parking demand and traffic volume as a result of the new lots.
2. Impact of 207A Street connecting to 123 Avenue (increase in traffic and shortcutting on 207A Street)
3. The existing 123 Avenue is narrow along the development site, which results in speeding and is a concern for cyclists.
4. Preservation of environmentally sensitive areas on the development site (ie: watercourses).
5. Impact of development on wildlife corridors and wildlife that use or inhabit area.
6. Impact of tree removal on remaining surrounding trees (ie: blowdown and windfirm concerns).

The following are provided in response to the issues raised by the public:

1. The applicant has provided a traffic impact assessment indicating the anticipated increase in traffic volume as a result of the proposed development is 25 vehicles.
2. The increase in traffic and the estimated number of short cut trips is approximated to fall within the 60-100 vehicle per hour (vph) capacity for a local residential street.
3. The Engineering Department is in support of maintaining the existing road right-of-way width on 123 Avenue although it is less than the standard for a collector road. A Development Variance Permit is required. The narrower road right-of-way is to reduce the impact on McKenney Creek, which has two tributaries that cross 123 Avenue in this location.
4. The eastern and western portions of the subject property will be dedicated as park for conservation purposes, including the McKenney Creek tributaries and their adjacent riparian setback areas.
5. The linear park dedication will allow for wildlife corridors.
6. Numerous trees will be preserved due to the park dedication. An arborist report will identify hazard trees that need to be removed prior to subdivision approval.

d) Environmental Implications:

The applicant has submitted an Environmental Assessment and an Environmental Impact Assessment prepared by Letts Environmental Consultants Ltd. The Environmental Assessment report explains that two branches of McKenney Creek are located on or adjacent to the subject property. Fish are known to utilize the east branch only.

A review of the Environmental Assessment Report has determined that a 30 metre (98 ft) setback would severely limit development potential on the subject property. Additionally, the land use history of the surrounding properties, and their lack of riparian corridor width continuity due to earlier developments have decreased the environmental sensitivity. Therefore, the applicant has proposed a variance to the setback requirement from 30 metres (98 ft) to a variable setback of 12 to 15 metres (39 -49 ft) on the west side watercourse and a variable setback of 15 to 22.5 metres (49- 73.8 ft) on the east side watercourse.

In exchange for the watercourse setback relaxations, the applicant has submitted an Environmental Impact Assessment outlining additional compensation measures to off-set the setback variances from both a qualitative and quantitative perspective. From a qualitative perspective, Letts Environmental Consultants Ltd. has noted that all setback areas currently void of trees or shrubs will be re-vegetated in order to improve and enhance the functional role of riparian zones and diversify plant species. From a quantitative perspective, the subdivision layout has been designed to provide additional park dedication areas over and above 15 metres (49 ft) from the top of bank on the west side and 18.75 metres (61.5 ft) from the top of bank on the east side (the average of a 15 to 22.5 metre (49-73.8 ft) setback). In total, 18,578 m² (4.6 acres) of land will be dedicated for conservation purposes from the subject property. Based on a quantitative assessment of environmentally sensitive areas gained and lost for park dedication and land development respectively, Letts Environmental Consultants has determined that there is a net gain of 611 m² (2004 ft²) in area for environmentally protected land.

A Local Area Service Bylaw is required prior to subdivision approval to ensure an ongoing maintenance budget is established for stormwater management bioswales and rain gardens both within the road right-of-way and along a portion of the park boundary.

e) Traffic Impact:

As the subject sites are located within 800 metres (2,624 ft²) of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Maple Ridge Zone Amending Bylaw No. 7007-2013 will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

Additionally, the applicant has submitted a Traffic Impact Assessment prepared by BWW Consulting. The report responded to the impact of the 207A Street extension north to 123 Avenue. The report states that the existing two-way traffic volume for the evening peak hour in the vicinity of 207A Street and 120B Avenue is currently 30 vehicles per hour. The proposed development traffic, combined with anticipated through-traffic which results from the 207A Street connection, is 70 vehicles per hour at the evening peak time. This is the busiest volume expected along 207A Street, due to the multi-family land uses and the proximity to Dewdney Trunk Road. North of 120B Avenue, where land use is single family in nature and vehicles are less likely to use Dewdney Trunk Road, traffic volume may be as low as 35 vehicles per hour during the evening peak hour. The peak evening traffic volume after the proposed development falls within the typical volume range for local residential streets, which is 60-100 vehicles per hour.

f) Interdepartmental Implications:

Engineering Department:

The Engineering Department has reviewed the development application and has advised that all required off-site services exist; therefore, a Rezoning Servicing Agreement is not necessary. The existing 123 Avenue road right-of-way is less than the collector road standard. However, the road has been fully constructed with concrete curb, gutter, and sidewalk within a narrow right-of-way to

minimize the impact on McKenney Creek. As a result, the Engineering Department is in support of a Development Variance Permit to keep the right-of-way as it is.

g) Intergovernmental Issues:

Local Government Act:

An amendment to the Official Community Plan requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 882 of the Act. The amendment required for this application, to adjust the *Conservation* boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and is determined to have no impact.

Archaeological Issues:

The District of Maple Ridge received a letter from Susan Miller, Katzie First Nation Chief, in December 2013. The Katzie First Nation has identified that the development of the subject property is of concern to them because the property is located approximately 700 metres from a previously recorded archaeological site (DhRp-52). Furthermore, the subject property is located on the same landform and is adjacent to McKenney Creek, which flows through archaeological site DhRp-52.

The Katzie Chief and Council requested the following measures in the December 2013 letter:

1. *A summary of upcoming plans for the property;*
2. *A meeting with the District of Maple Ridge to address Katzie First Nations' concerns;*
3. *That a professional archaeologist is hired to determine whether a site is present; and*
4. *That the professional archaeologist contact Katzie First Nation directly.*

As a result of this correspondence, the District of Maple Ridge has provided development plans of the subject property, and has met with representatives from the Katzie First Nation. The applicant has hired Antiquus Archaeological Consultants Ltd., a professional archaeology firm, to review the subject property. Discussions have subsequently taken place between Antiquus Archaeological Consultants Ltd. and the Katzie First Nation, as requested in the December 2013 letter. Site work was conducted between September 22 and 26 under Archaeology Branch Permit No. 2014-0267. A total of 294 shovel tests were conducted at 5 to 10 metre (16-32.8 ft) intervals throughout the central portion that is proposed to be developed with single family homes and a connecting road. The Archaeological Impact Assessment concluded that *no buried pre-contact period archaeological cultural deposits or features were identified within the proposed subdivision impact zone.*

CONCLUSION:

It is recommended that first and second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014, that second reading be given to Maple Ridge Zone Amending Bylaw No. 7007-2013 and that application 2013-041-RZ be forwarded to Public Hearing.

"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"

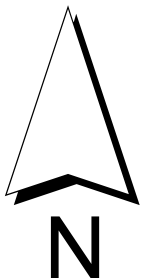
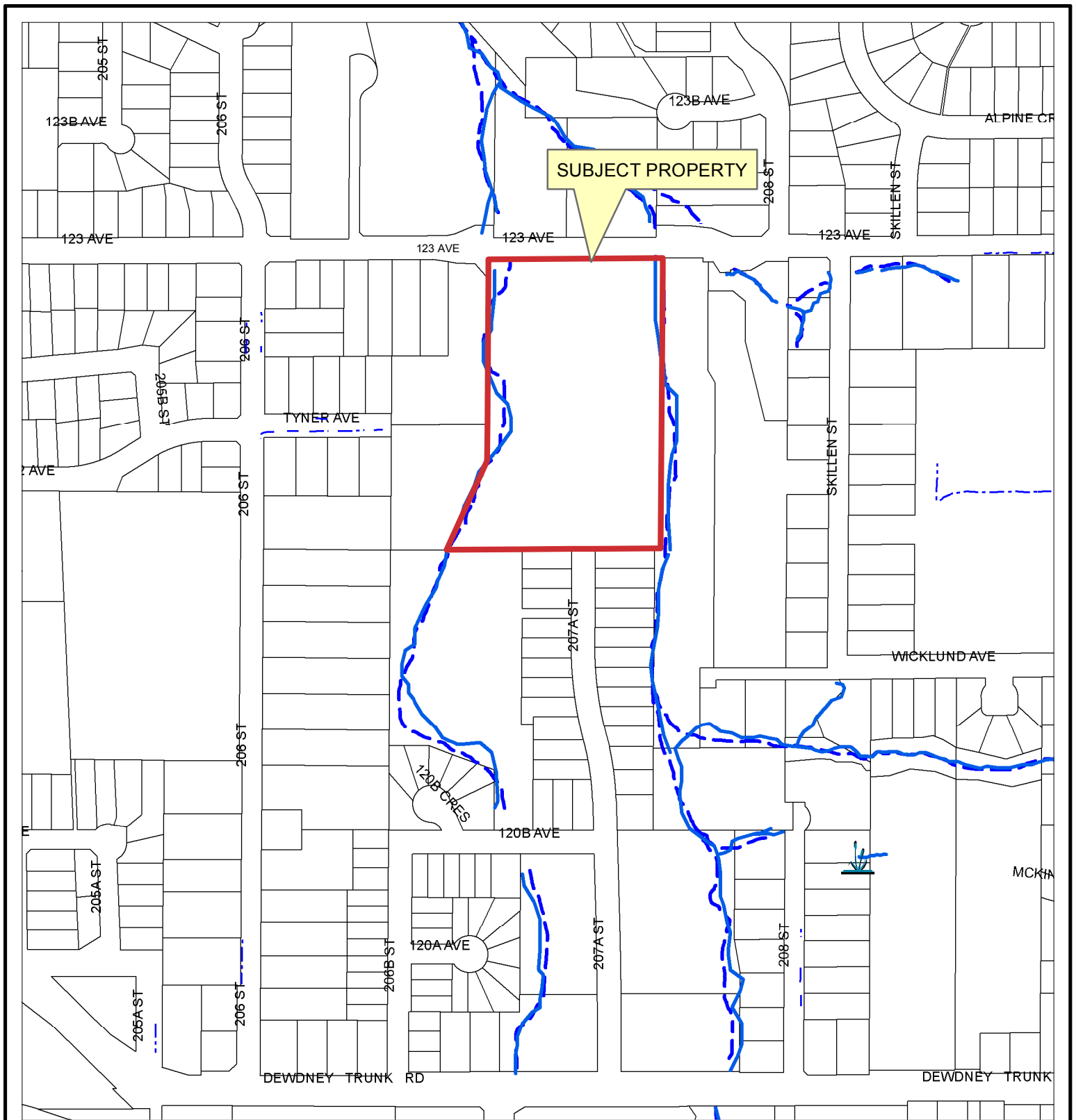
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by J.L. (Jim) Rule"

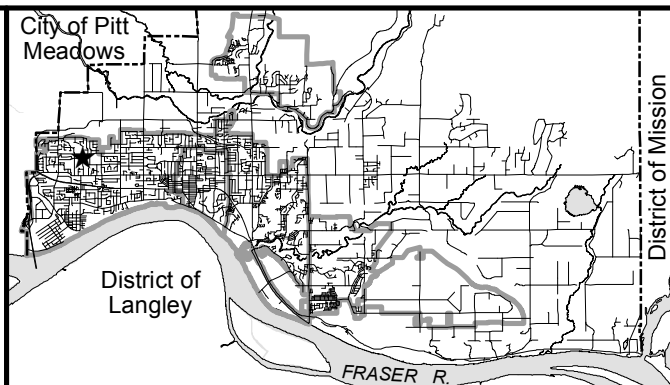
Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7087-2014
Appendix C – Zone Amending Bylaw No. 7007-2013
Appendix D – Subdivision Plan



Scale: 1:4,000



20738 123 AVENUE



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Nov 13, 2014

FILE: 2013-041-RZ

BY: PC

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7087-2014

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed desirable to amend Schedules "B" & "C" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014

2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 5 EXCEPT: FIRSTLY: The East 100 Feet; SECONDLY: Part Subdivided by Plan 17056; THIRDLY: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

and outlined in heavy black line on Map No. 882, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 5 EXCEPT: FIRSTLY: The East 100 Feet; SECONDLY: Part Subdivided by Plan 17056; THIRDLY: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

and outlined in heavy black line on Map No. 884, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ A FIRST TIME the 25th day of November, 2014.

READ A SECOND TIME the 25th day of November, 2014.

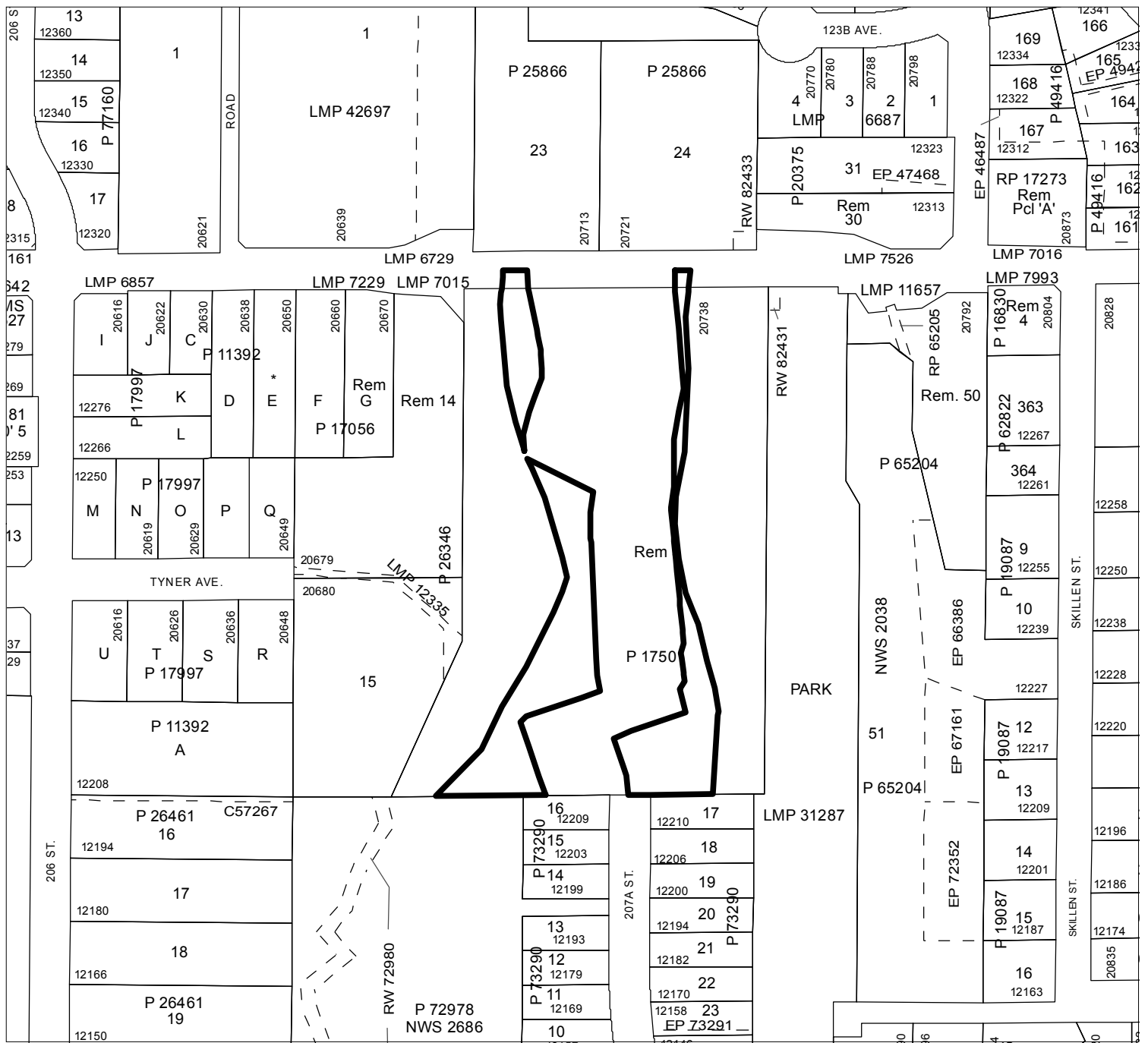
PUBLIC HEARING HELD the day of , 20 .

READ A THIRD TIME the day of , 20 .

ADOPTED, the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7087--2014
 Map No. 882
 From: Urban Residential
 To: Conservation



1:2,500

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7007-2013

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7007-2013."
2. That parcel or tract of land and premises known and described as:

Lot 5 Except: Firstly: The East 100 feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

and outlined in heavy black line on Map No. 1591 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 23rd day of July, 2013.

READ a second time the 25th day of November, 2014.

PUBLIC HEARING held the day of , 20

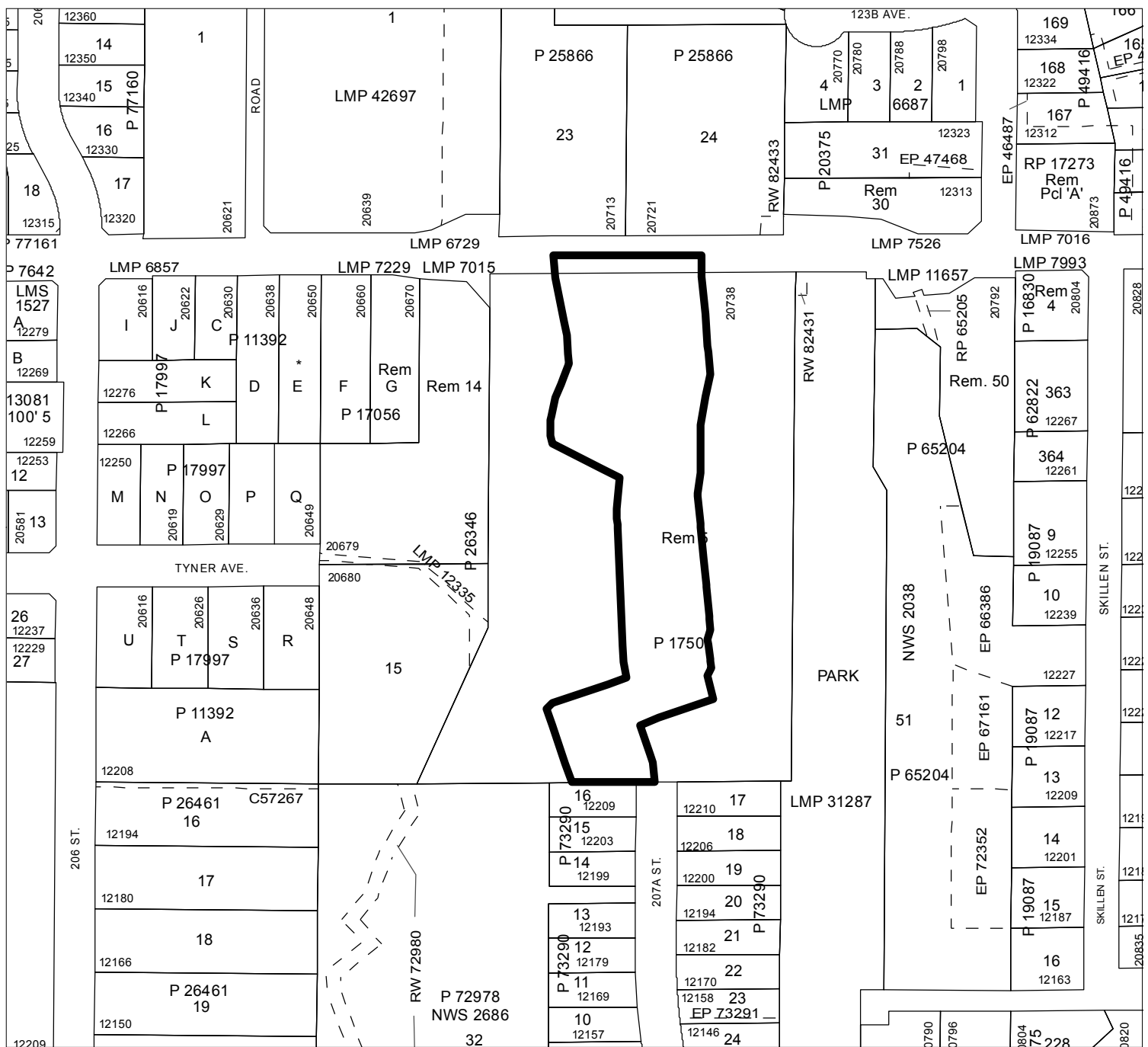
READ a third time the _____ day of _____, 20_____

APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

RECONSIDERED AND FINALLY ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7007-2013

Map No. 1591

From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)



SCALE 1:2,500

123rd Avenue

Rem 6
Rem 14



R-1 LOTS
371m² MIN.
12m WIDE MIN.

● DVP REQUIRED
TO REDUCE MIN.
DEPTH FROM
24m TO 22m

15

PARK
9634.1 m²

Rem 15

ROAD


PARK
8943.7 m²


Park


PAPER SIZE: 22" X 17"
DATE: FEBRUARY 3, 2014

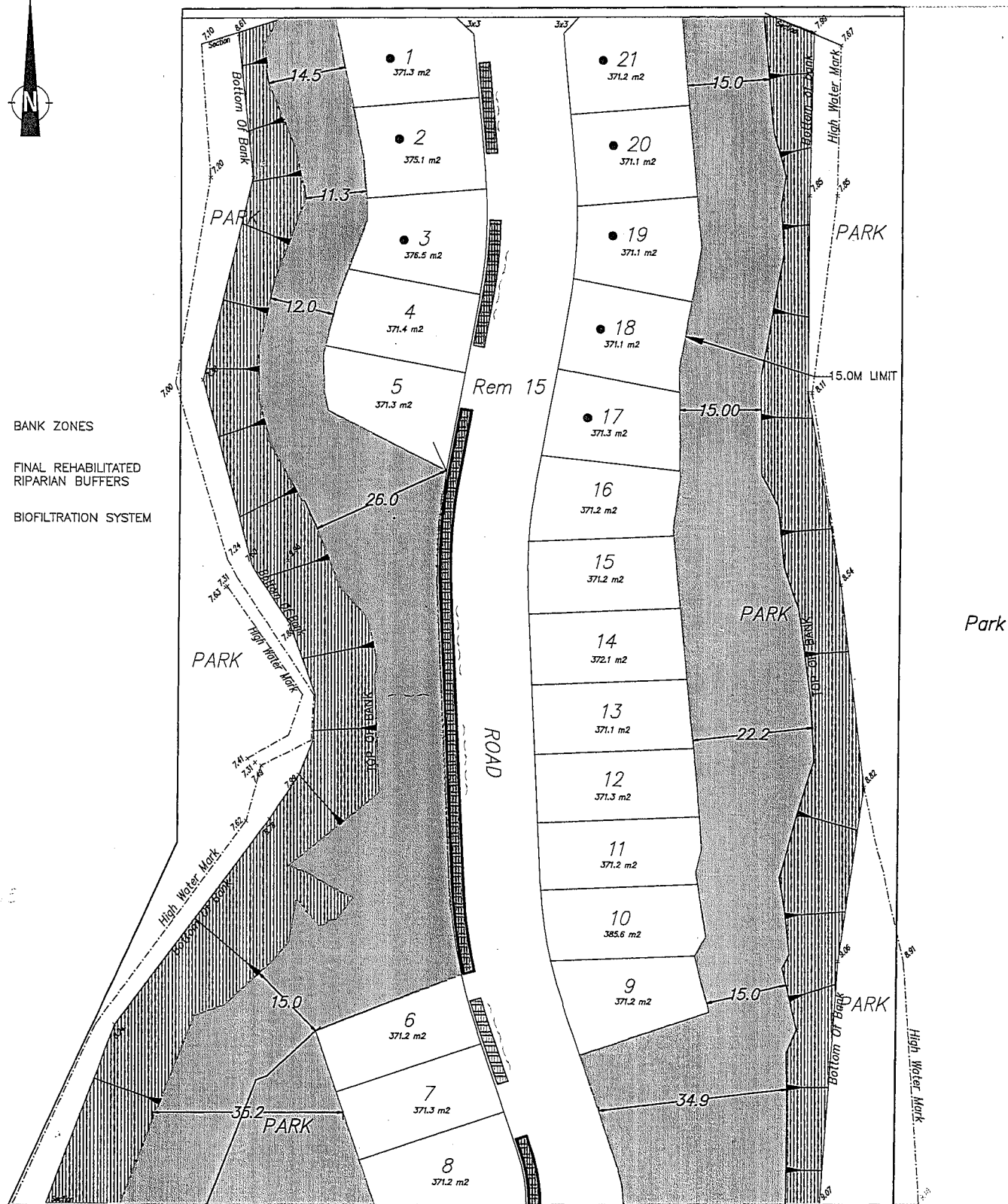
SCALE 1 : 500



 BANK ZONES

 FINAL REHABILITATED
RIPARIAN BUFFERS

 BIOFILTRATION SYSTEM



DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2013-039-RZ
File Manager: Adam Rieu

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the District of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan ⁺⁺	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

1. That Bylaw No. 7121-2014 be given first and second readings and be forwarded to Public Hearing;
2. That, in accordance with Section 879 of the **Local Government Act**, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7121-2014 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Bylaw No. 7121-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
4. That it be confirmed that Bylaw No. 7121-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Bylaw No. 7022-2013 be given second reading, and be forwarded to Public Hearing;
6. 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. Approval from the Ministry of Transportation and Infrastructure;
 - iii. Amendment to Official Community Plan Schedules "B" and "C";
 - iv. Park dedication as required;
 - v. Registration of a Restrictive Covenant for the geotechnical report, which addresses the suitability of the subject property for the proposed development;
 - vi. Registration of a Statutory Right-of-Way plan and agreement for sanitary sewer;
 - vii. 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; and
 - viii. Registration of Archaeological Report, prepared by Antiquus Archaeological Consultants Ltd., dated September 6, 2013, with the Ministry of Forests, Lands and Natural Resource Operations, Archaeological Branch.

(2013-039-RZ, 20208 McIvor Avenue - to designate from Agricultural to Urban Residential and Conservation and to include in the Urban Area Boundary and to permit subdivision into approximately 13 single-family lots)

CARRIED

DEFEATED

DEFERRED

"Ernie Daykin"

MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Gen Mgr - Corporate & Financial
☐ Mgr - Accounting
☐ Gen Mgr - Public Works & Development
☒ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Gen Mgr - Com. Dev. & Rec. Services
☐ Clerk's Section
☒ Corporate Officer
☒ Amanda Allen
☒ Amanda Gaunt

Prepare PH package

*Notification
3rd reading*

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

November 25, 2014
Date

Ciri Marlo
Corporate Officer



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7121-2014
Second Reading
Zone Amending Bylaw No. 7022-2013
20208 McIvor Avenue

MEETING DATE: November 17, 2014
FILE NO: 2013-039-RZ
MEETING: C of W

A) EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20208 McIvor Avenue, from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately 13 single family lots. An Official Community Plan (OCP) amendment is required to change the designation from *Agricultural* to *Urban Residential* and *Conservation*; to include the subject property in the Urban Area Boundary on Schedule B; and to amend Schedule C to designate lands around a tributary to Katzie Slough as *Conservation*. Council granted first reading to Zone Amending Bylaw No. 7022-2013 and considered the early consultation requirements for the OCP amendment on September 24, 2013.

B) RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7121-2014 be given first and second readings and be forwarded to Public Hearing;
2. That, in accordance with Section 879 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7121-2014 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Official Community Plan Amending Bylaw No. 7121-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
4. That it be confirmed that Official Community Plan Amending Bylaw No. 7121-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Zone Amending Bylaw No. 7022-2013 be given second reading, and be forwarded to Public Hearing;

6. 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. Approval from the Ministry of Transportation and Infrastructure;
- iii. Amendment to Official Community Plan Schedules "B" and "C";
- iv. Park dedication as required;
- v. Registration of a Restrictive Covenant for the geotechnical report, which addresses the suitability of the subject property for the proposed development;
- vi. Registration of a Statutory Right-of-Way plan and agreement for sanitary sewer;
- vii. 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; and
- viii. Registration of Archaeological Report, prepared by Antiquus Archaeological Consultants Ltd., dated September 6, 2013, with the Ministry of Forests, Lands and Natural Resource Operations, Archaeological Branch.

C) DISCUSSION:

1) Background Context:

Applicant:	DAMAX Consultants Ltd.
Owner:	Ignacio Chua
Legal Description:	Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483
OCP:	
Existing:	Agricultural
Proposed:	Urban Residential; Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (Medium Density Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential
	Designation:	Urban Residential
South:	Use:	Single Family Residential (recently approved 2013-016-RZ)
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential, Neighborhood Park, Conservation
East:	Use:	Single Family Residential
	Zone	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Golf Course (City of Pitt Meadows)
	Zone:	Unknown
	Designation:	Unknown
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential and Conservation
Site Area:		1.865 ha (4.6 acres)
Access:		Allison Street, 201 Street, Davenport Drive
Servicing:		Urban Standard

2) Project Description:

The subject property (Appendix A) is located in west Maple Ridge, adjacent to Golden Ears Way on the border of Pitt Meadows. The applicant proposes to rezone the subject property to allow for future subdivision into 13 single family lots. The existing single family house on site will be retained at this time, and may be the subject of a future subdivision application. The existing single family house will continue to be accessed from a driveway off McIvor Avenue. The new lots will be accessed from extensions to Allison Street, 201 Street, and Davenport Drive. Allison Street will be extended south to end in a cul-de-sac giving access to lots 10, 11 and 12 (Appendix C). Davenport Drive and 201 Street are proposed to be extended south to loop and merge into one, giving access to lots 1 - 9 (Appendix C).

The subject property is considered suitable for urban development, as the surrounding context of the site is designated *Urban Residential* in the OCP. The property to the south is a single family residential lot that was granted final reading on November 4, 2014, to be rezoned from RS-3 (One Family Rural Residential) and RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into 13 lots. A tributary to Katzie Slough is located on the southern property boundary, running in an east-west direction, for which a 15 metre (50 feet) environmental dedication is recommended for conservation purposes.

Agricultural Land Reserve:

In April 2013, the property owner applied to exclude the subject property from the Agricultural Land Reserve (ALR), as it was deemed not suitable for farming. The Agricultural Land Commission had previously identified and recommended the subject property for exclusion from the ALR.

3) Planning Analysis:

Metro Vancouver Regional Growth Strategy:

During the Regional Growth Strategy review, the subject property was designated *General Urban* and included within the Region's Urban Containment Boundary.

i) Official Community Plan:

The subject property is currently designated *Agricultural*. The proposed development will require an OCP amendment to: (a) include the subject property within the Urban Area Boundary, aligning Schedule "B" of the OCP with the Regional Urban Containment Boundary identified on the Regional Context Statement Regional Land Use Development Map; (b) change the designation from *Agricultural* to *Urban Residential and Conservation* allowing the subject property to become consistent with the existing designations within the neighbourhood and; (c) to amend Schedule "C" to designate conservation lands around a tributary to Katzie Slough.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property, located at 20208 McIvor Avenue, from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit subdivision of approximately 13 lots. The proposed development lots meet the minimum zoning provisions for the RS-1b (One Family Urban (Medium Density) Residential) zone; however, the applicant is seeking a development variance to the Zoning Bylaw for building height, as outlined in the subsequent section.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 6, Section 601, 11 (b)* to increase the maximum permitted height from 9.5 to 11 metres (31-36 feet).

The requested variances to the RS-1b (One Family Urban (Medium Density) Residential) zone will be the subject of a future Council report.

iv) 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.

v) Development Information Meeting:

A Development Information Meeting was held at Laity View Elementary School on June 17, 2014. Approximately 12 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

1. Concern for noise, dust and vibrations from placement and compaction of fill.
2. Concern regarding drainage problems after development.
3. Concern regarding an increase in traffic due to the proposal to connect 201 Street to the south, as well as suggestions of traffic calming measures.

vi) 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.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The applicant has submitted an Environmental Assessment prepared by Letts Environmental Consultants Ltd. The Environmental Assessment report explains that a tributary to Katzie Slough, with an average width of 1-2 metres (3-6.5 feet), and is located on the southern property boundary and flows west under Golden Ears Way. A 15 metre (50 feet) environmental dedication is recommended for conservation purposes around the tributary. A Watercourse Protection Development Permit is being processed in support of this proposal which will include enhancement, restoration and re-vegetation work within the setback areas. An "Enhancement and Protection Agreement" outlining refundable securities to complete the works and maintenance for 5 years including a Storm Water Management Restrictive Covenant will be required prior to approval of the Watercourse Protection Development Permit.

5) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. On May 14, 2014 the Ministry granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has reviewed the proposal and confirms that all the deficient off-site services, including the required road dedication, are being provided through the Subdivision Servicing Agreement. The Engineering Department has no concerns with the proposed land use.

7) School District 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 May 5, 2014 and identified that the proposed development would affect the student population for the catchment areas currently served by Fairview Elementary and Westview Secondary. The 2013-14 school year at Fairview Elementary had a student enrolment rate of 65% utilization; Westview Secondary had a student enrolment rate of 75% utilization.

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 879 of the *Local Government Act*. The amendment required for this application, to change the designation from *Agricultural* to *Urban Residential and Conservation*; to include the subject property in the Urban Area Boundary (Schedule B); and to amend Schedule C to designate conservation lands around the tributary of Katzie Slough, is considered to be minor in nature as these amendments are to bring the OCP land uses into alignment with the Metro Vancouver Regional Growth Strategy. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

ii) Archaeological Issues:

The subject property is located on a known archeological site (DhRp 52), as initially identified with the recently approved development to the south, located at 20178 Chatwin Avenue (2013-016-RZ). The applicant has hired Antiquus Archaeological Consultants Ltd., a professional archeological firm, to review the subject property. Site work was conducted during the fall of 2012 and spring of 2013, under the Archaeological Branch Permit No. 2012-0305. As part of the archaeological fieldwork, the subject property was divided into three management areas and classified based on the amount of artifacts recovered during the initial assessment. One area in particular, zone B, was classified as having significant heritage value, with recommendations made for each zone to be carried out prior to development.

D) CONCLUSION:

The development proposal fits with the surrounding neighborhoods, designated *Urban Residential*, to the north, east, and recently approved application (2013-016-RZ) to the south. An environmental dedication of 15 metres (50 feet) and enhancement of a tributary to the Katzie Slough will be included as conservation land on the southern boundary of the subject property. The site has an identified archaeological sensitive area; therefore, a final archaeological report will be registered with the Ministry of Forests, Lands and Natural Resource Operations. Official Community Plan amendments are required as described in this report and justification has been provided in support of these amendments.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7121-2014, that second reading be given to Zone Amending Bylaw No. 7021-2013, and that application 2013-039-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
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 J.L. (Jim) Rule"

Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7121-2014
Appendix C – Zone Amending Bylaw No. 7022-2013
Appendix D – Subdivision Plan

CITY OF MAPLE RIDGE

BYLAW NO. 7121-2014

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed desirable to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7121-2014
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483

and outlined in heavy black line on Map No. 897, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended to include the land within the Urban Area Boundary; and

and outlined in heavy black line on Map No. 898, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by re-designating to "Urban Residential" and "Conservation".

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483

and outlined in heavy black line on Map No. 899, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ A FIRST TIME the 25th day of November, 2014.

READ A SECOND TIME the 25th day of November, 2014.

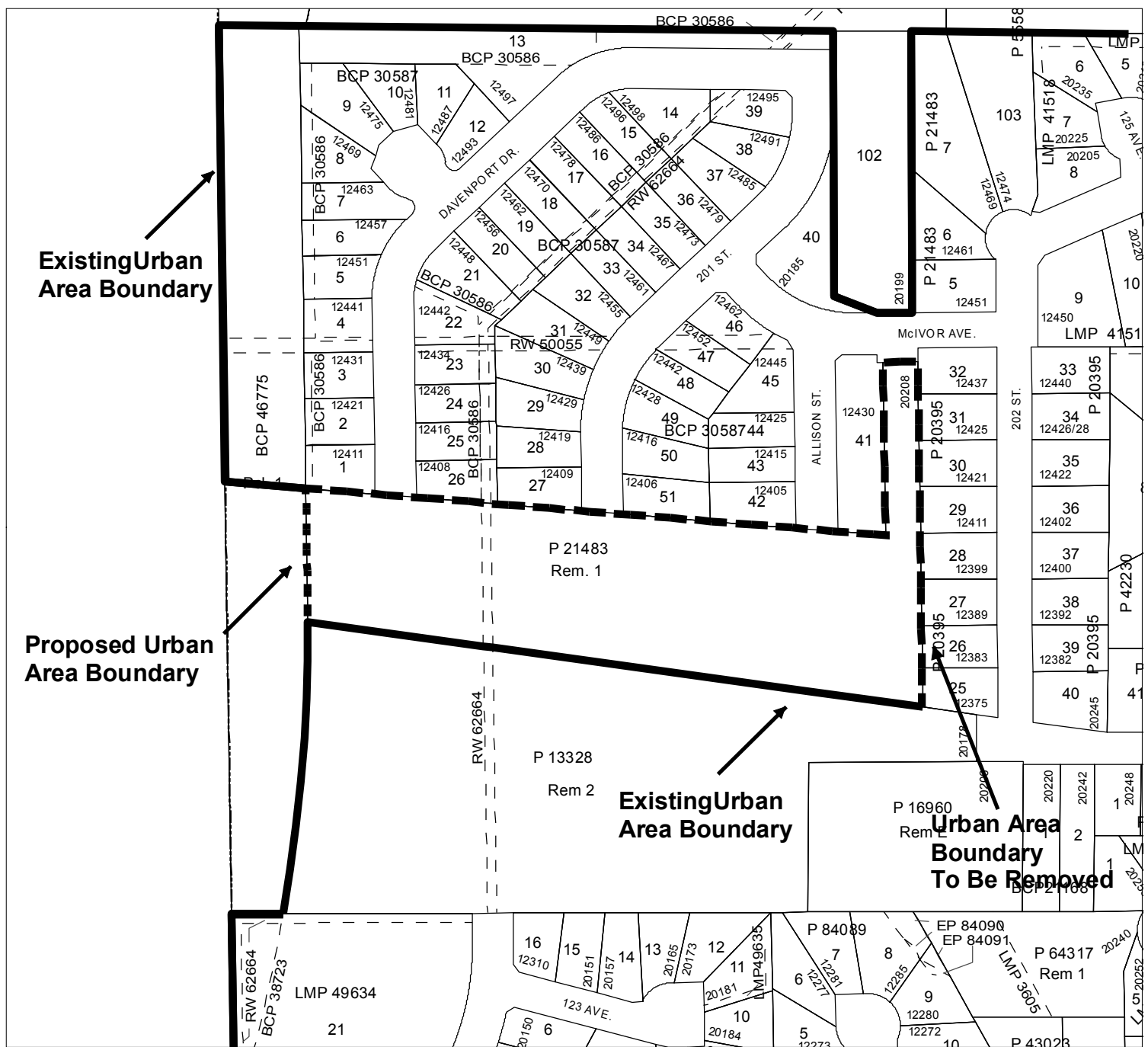
PUBLIC HEARING HELD the day of , 20 .

READ A THIRD TIME the day of , 20 .

ADOPTED, the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER

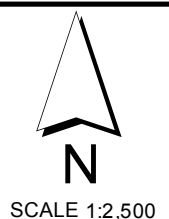


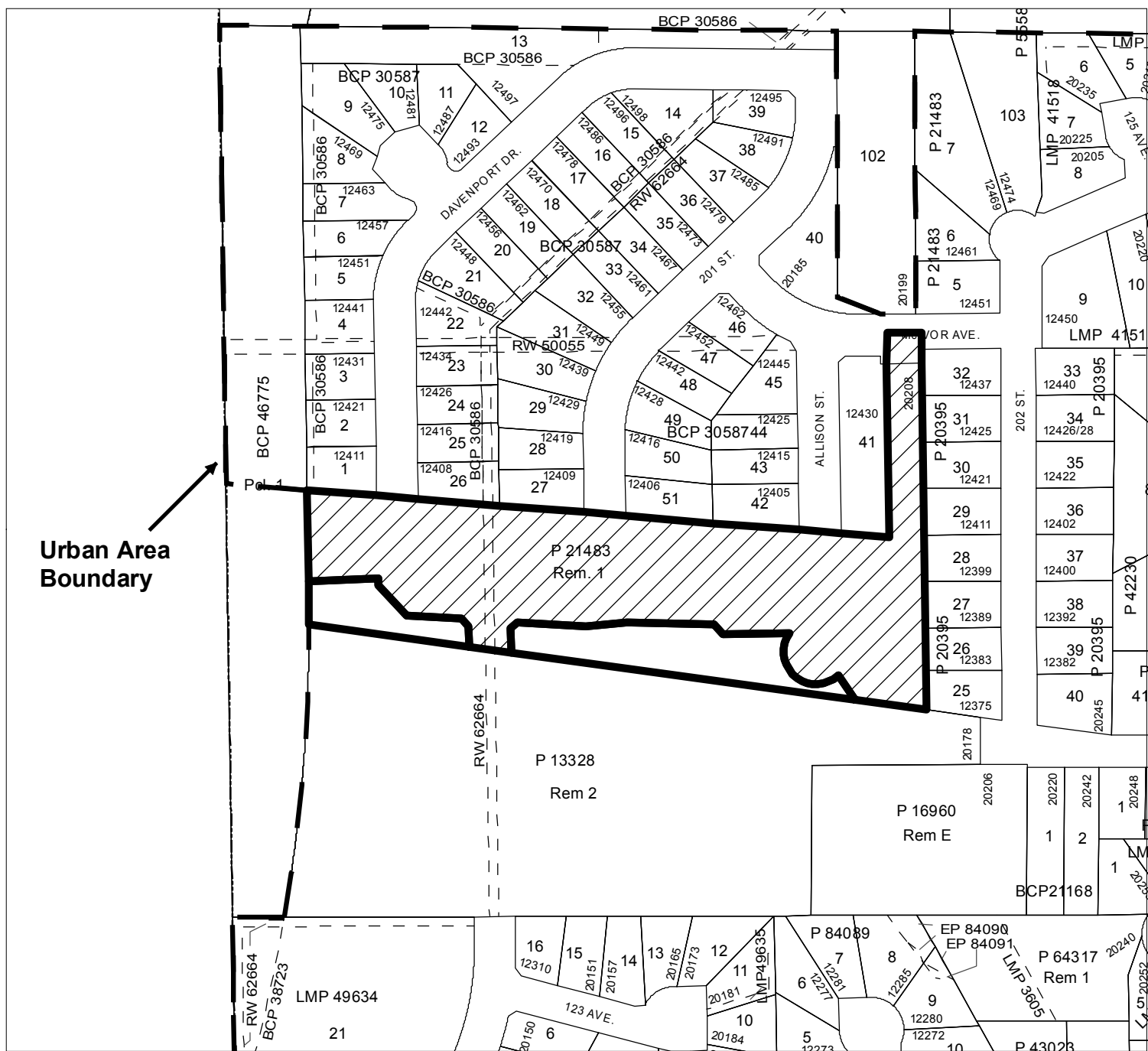
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7121-2014

Map No. 897

Purpose: To Amend the Urban Area Boundary As Shown





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7121-2014

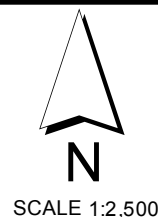
Map No. 898

From: Agricultural

To:  Urban Residential
 Conservation



--- Urban Area Boundary



CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7022-2013

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7022-2013."

2. That parcel or tract of land and premises known and described as:

Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483

and outlined in heavy black line on Map No. 1594 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (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 24th day of September, 2013.

READ a second time the 25th day of November, 2014.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

RECONSIDERED AND FINALLY ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

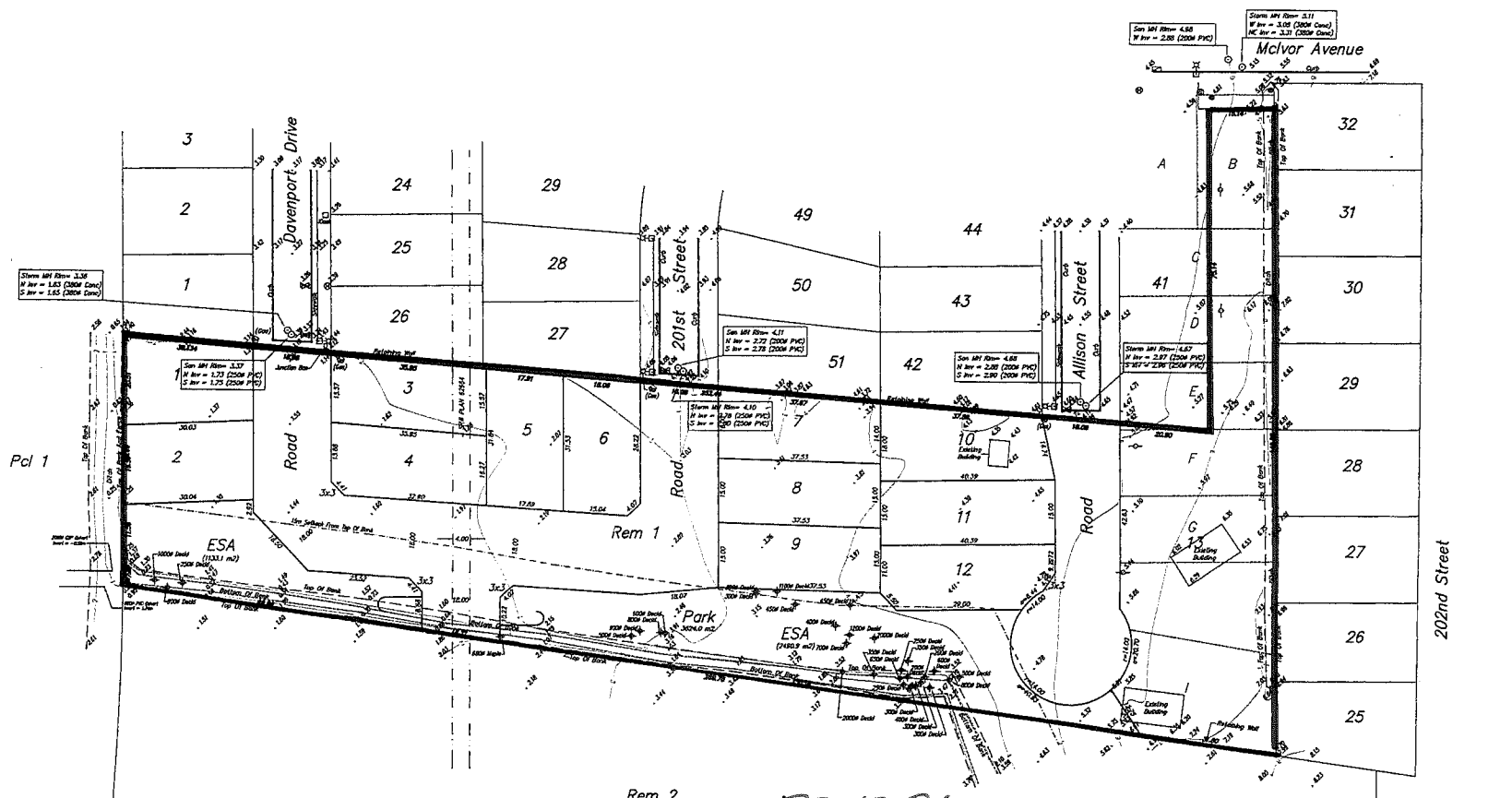
TOPOGRAPHIC SURVEY PLAN OVER LOT 1 EXCEPT:
 PARCEL A (STATUTORY RIGHT OF WAY PLAN BCP24880)
 DL 263 GP 1 NWD PLAN 21483

Project:
 20208 McIvor Avenue
 Maple Ridge, BC

Client:
 Pivotal Developments

Legend:

- Ground Elevation
- Catch Basin
- Fire Hydrant
- Gas Valve
- Low Drain
- Lamp Standard
- Manhole
- Power Pole
- Water Valve
- Sign



All Dimensions Are in Meters
 Lot Dimensions Are Based On Plan 21483
 Elevations Are From Monument 84H9588
 Elev = 11.435M

Date: September 20, 2013
 Revised: March 10, 2014

Certified Correct
 This 20th Day of September, 2013

After Examination 8623

SCALE 1 : 500
 0 25 50 m

Terra Pacific Land Surveying Ltd.

2271 St. John Avenue, Maple Ridge, BC

Tel: 604-463-2200

The BCLD-ENTRUSTED SURVEYOR

PROPOSED
 SUBDIVISION
 2013.039.P2
 29.10.14

Rem E