



**City of Maple Ridge**

# **PUBLIC HEARING**

**March 19, 2019**

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA  
March 19, 2019  
7:00 pm  
Council Chambers, 1<sup>st</sup> Floor, City Hall***

*The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.*

**1) 2017-184-RZ  
23585 128 Avenue**

Lot 24 Section 28 Township 12 New Westminster District Plan 38973

**Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019**

To re-designate a portion of the subject property from Estate Suburban Residential to Conservation and Forest and to add to Schedule "C" areas designated as Conservation and Forest.

**Maple Ridge Zone Amending Bylaw No. 7392-2017**

A text amendment to the RS-2 (One Family Suburban Residential) zone with density bonus provisions. The current application is to create a 5 lot subdivision.

**2) 2013-087-RZ  
23500 and 23550 Larch Avenue**

Lot 4 Section 28 Township 12 New Westminster District Plan 24142

Lot 38 Section 28 Township 12 New Westminster District Plan 40978

**Maple Ridge Official Community Plan Amending Bylaw No. 7526-2018**

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Area Plan, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet from Conservation and Neighbourhood Park to Medium/High Density Residential.

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Area Plan, Figure 4 – Trails / Open Space to remove from Conservation and to remove from Neighbourhood Park.

To establish a defined boundary between the portion of the site to be developed and the portion proposed to be developed as Neighbourhood Park to the west.

**Maple Ridge Zone Amending Bylaw No. 7068-2014**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and P-1 (Park and School). The current application is to allow future development of approximately 19 townhouses with 0.53 ha (1.3 acres) allocated for a future neighbourhood park and conservation lands.

3)

**2017-461-RZ**

**11641 227 Street**

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

**Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018**

To amend Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map from Conservation to Low-Rise Apartment.

To amend Schedule "C" by removing Conservation.

To amend Schedule "A" Chapter 10.4 Town Centre Area plan, Section 3.3 Land Use Designations, subsection 3-22 Low Rise Apartment by adding text that a low rise apartment development be of a minimum of six (6) storeys for the subject property.

To amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development.

**Maple Ridge Zone Amending Bylaw No. 7401-2017**

To rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of two residential apartment buildings with approximately 153 residential units. To accommodate the project, site specific changes to the RM-2 (Medium Density Residential) zone are required. They are as follows:

- 1) To increase the permitted net density from 1.8 to 2.0 FSR, and
- 2) To increase the building height from 15 metres (4 storeys) to 22 metres (6 storeys).

**CITY OF MAPLE RIDGE**  
**NOTICE OF PUBLIC HEARING**





**TAKE NOTICE THAT** a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, March 19, 2019 to consider the following bylaws:

- 1) **2017-184-RZ**  
**23585 128 Avenue**  
Lot 24 Section 28 Township 12 New Westminster District Plan 38973



**Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019**

To re-designate a portion of the subject property from Estate Suburban Residential to

Conservation  and Forest  (Shown on Map 993) and to add to Schedule “C” areas designated as Conservation  and Forest  (Shown on Map 994).

**Maple Ridge Zone Amending Bylaw No. 7392-2017**

A text amendment to the RS-2 (One Family Suburban Residential) zone with density bonus provisions. The current application is to create a 5 lot subdivision.



Map 993



Map 994

2)

**2013-087-RZ**

**23500 and 23550 Larch Avenue**



Lot 4 Section 28 Township 12 New Westminster District Plan 24142

Lot 38 Section 28 Township 12 New Westminster District Plan 40978

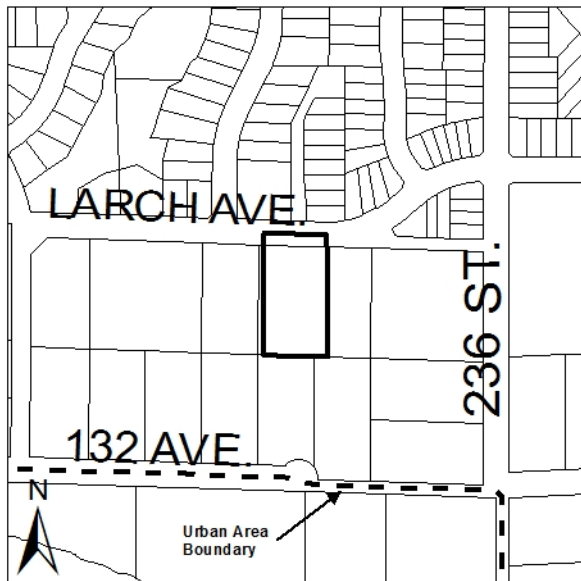


**Maple Ridge Official Community Plan Amending Bylaw No. 7526-2018**

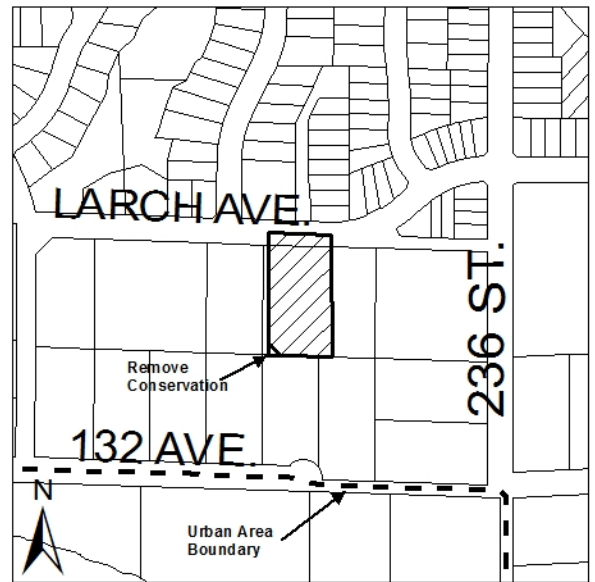
To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley Area Plan, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet from Conservation and Neighbourhood Park to Medium/High Density Residential (Shown on Map 991)

To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley Area Plan, Figure 4 – Trails / Open Space to remove from Conservation  and to remove from Neighbourhood Park  (Shown on Map 992)

To establish a defined boundary between the portion of the site to be developed and the portion proposed to be developed as Neighbourhood Park to the west.





**Map 991**



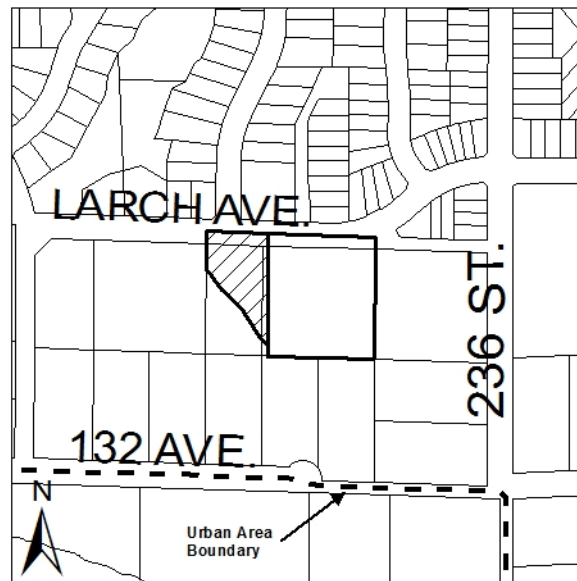
**Map 992**

**Maple Ridge Zone Amending Bylaw No. 7068-2014**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban

Residential) to RM-1 (Townhouse Residential)  and P-1 (Park and School) .

The current application is to allow future development of approximately 19 townhouses with 0.53 ha (1.3 acres) allocated for a future neighbourhood park and conservation lands.



- 3) **2017-461-RZ**  
**11641 227 Street**  
Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521



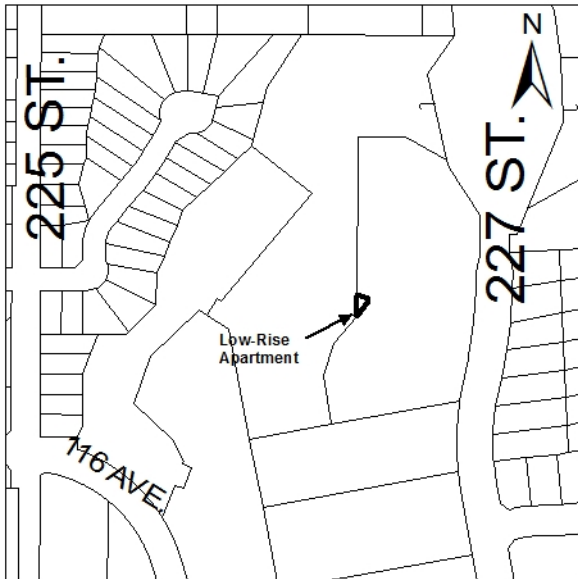
**Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018**

To amend Schedule “A”, Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map from Conservation to Low-Rise Apartment (Shown on Map 989);

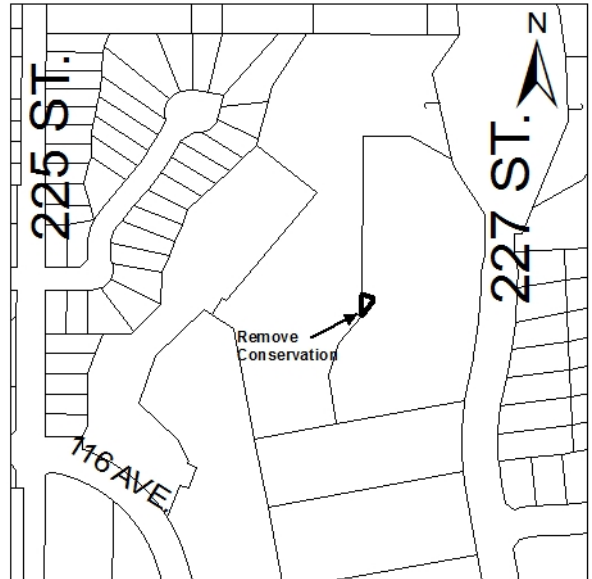
To amend Schedule “C” by removing Conservation  (Shown on Map 990)

To amend Schedule “A” Chapter 10.4 Town Centre Area plan, Section 3.3 Land Use Designations, subsection 3-22 Low Rise Apartment by adding text that a low rise apartment development be of a minimum of six (6) storeys for the subject property.

To amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development.



Map 989

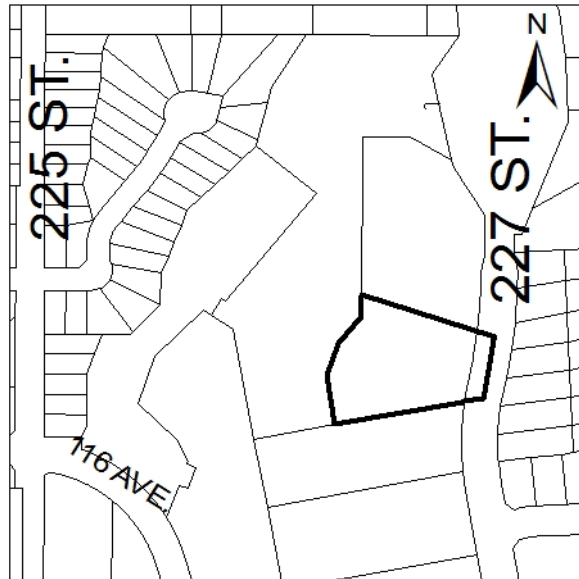


Map 990

**Maple Ridge Zone Amending Bylaw No. 7401-2017**

To rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of two residential apartment buildings with approximately 153 residential units. To accommodate the project, site specific changes to the RM-2 (Medium Density Residential) zone are required. They are as follows:

- 1) To increase the permitted net density from 1.8 to 2.0 FSR, and
- 2) To increase the building height from 15 metres (4 storeys) to 22 metres (6 storeys).



**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 Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from March 6, 2019 to March 19, 2019, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [www.mapleridge.ca/640](http://www.mapleridge.ca/640).

**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 Corporate Officer or by sending an email to the Clerk's Department at [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca), by 4:00 pm, March 19, 2019. 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 6<sup>th</sup> day of March, 2019.

Laura Benson, CPA, CMA  
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST**  
**FOR FILE 2017-184-RZ**  
**File Manager: Diane Hall**

---

<b>Official Community Plan or Zoning Bylaw Amendments:</b>	<b>RECEIVED</b>	<b>NOT REQUIRED</b>
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 City 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 checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan <sup>++</sup>	<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 <sup>++</sup> .	<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:

---

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 5, 2019  
**FILE NO:** 2017-184-RZ  
**MEETING:** CoW  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7530-2019;  
Second Reading  
Zone Amending Bylaw No. 7392-2017;  
23585 128 Avenue

---

**EXECUTIVE SUMMARY:**

An application has been received for a text amendment to the RS-2 (One Family Suburban Residential) Zone with density bonus provisions. Density bonus provisions are outlined in the Maple Ridge Official Community Plan and give Council the discretion to approve additional density in exchange for community benefits. The proposal is to create a 5 lot subdivision on this 1.24 ha (3 acre site). The density bonus provisions and text amendment provide a mechanism to allow smaller lot sizes than permitted under current RS-2 (One Family Suburban Residential) Zoning (see Appendix C). The minimum parcel size in the RS-2 Suburban Residential Zone is 0.4 hectares (1 acre). Proposed lot sizes average 0.12 hectares (one third of an acre). These proposed lot sizes and densities are consistent with the RS-1c Zone.

Council approved a similar application on March 8, 2016 (known as the Dogwood Application 2014-054-RZ) which voluntarily dedicated 25% of developable area for park purposes. This developable area had significant stands of mature trees, and Council recognized the benefits of allowing them to be retained with the clustered development and park dedication. The example set by the Dogwood application was the consideration of density bonus provisions in exchange for the dedication of developable area into public ownership in order to protect environmental assets. The current application and the density it proposes will be reviewed in light of this previous application and the recently adopted Tree Protection and Management Bylaw, which protects and retains trees in the development process.

As the subject property is within the Fraser Sewer Area, both sewer and water connections are available, making it possible to create parcels with smaller lot sizes. The applicant's justification for reduced parcel sizes is due to the voluntary dedication of developable area for park purposes.

The subject property is outside of the Urban Area Boundary in the Maple Ridge Official Community Plan, but is designated Urban in the Metro Vancouver Regional Growth Strategy. The issue of increased densities on qualifying properties in the Estate Suburban designation<sup>1</sup> has been discussed by Council for some time. On September 5, 2017, Council voted in favour of leaving the Estate and Suburban Residential designations and their policy base unchanged (i.e. retaining the minimum lot size at 0.4 hectare (1 acre) for subdivision purposes). The Council resolution is as follows:

---

<sup>1</sup> Council has the jurisdiction to increase residential densities on Estate Suburban properties that are designated Urban in the Regional Growth Strategy of Metro Vancouver.

*That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential land use designations, as discussed in the Council report dated September 5, 2017.*

Based on the above Council resolution, the base density for both of these designations will remain at 0.4 hectare (1 acre) lots. However, the Official Community Plan has a policy framework for density bonus measures to increase residential density where community benefits may be realized.

This application proposes lot sizes that are smaller than indicated in the Estate Suburban Designation. However, due to its utilization of density bonus provisions, and the community benefits it will provide, this application is in compliance with the OCP. The applicant has committed to dedicating developable area as park, and Council considered these amenities in their decision to give first reading to this application on October 17, 2017.

This application will be subject to the Community Amenity Contribution Program which for Single Family Development would amount to \$5100.00 per lot, for a total contribution of \$25,500.00.

#### **RECOMMENDATIONS:**

- 1) That, in accordance with Section 475 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. 7530-2019 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;
- 2) That Official Community Plan Amending Bylaw No. 7530-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7530-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7530-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7392-2017 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) Amendment to Official Community Plan Schedules "B" and "C";
  - iii) Road dedication on 235 A Street as required;
  - iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
  - 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 Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
- vii) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management
- viii) Removal of existing buildings;
- ix) That a voluntary contribution, in the amount of \$25,500.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Aplin & Martin Consultants David Laird

Legal Description: Lot: 24, Section: 28, Township: 12, Plan: NWP38973

#### OCP:

Existing: Estate Suburban Residential  
Proposed: Estate Suburban Residential

#### Zoning:

Existing: RS-2 (One Family Suburban Residential)  
Proposed: RS-2 (One Family Suburban Residential)

#### Surrounding Uses:

North:	Use:	Single Family
	Zone:	RS-2 with density bonus provisions
	Designation:	Estate Suburban
South:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban
East:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban
West:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban

Existing Use of Property: Suburban Residential

Proposed Use of Property: Suburban Residential with density bonus provisions

Site Area: 1.242 HA (3 acres)

Access: 128<sup>th</sup> Avenue

Servicing requirement: Urban Standard

### 2) Background:

The subject property is located on 128<sup>th</sup> Street, directly south of the recently developed Dogwood site, which also utilized density bonus provisions and a text amendment in the RS-2 Zone. The

topography of the site is relatively flat, although a ridge transects the property on the diagonal from the southwest to the northeast corner. The applicant has provided a tree survey showing a total of 190 trees. There are over 80 trees on the site with diameters of over 0.7 metres (2'4") and over 40 trees with diameters over 1 metres (3'3"). The implications for development and tree retention will be discussed further in this report.

### 3) Project Description:

This proposal is to follow the development pattern of the Dogwood development to its immediate north with minimum lot sizes of 1,200 square metres. There are 5 single family lots proposed on the 1.2 hectare (3 acre) site. The subdivision layout would connect the existing 235a Street with 235<sup>th</sup> Street to its south at 128<sup>th</sup> Avenue. The justification for the increased density and density bonus measures relates to the community benefits that would result from park dedication and the tree protection measures that this application proposes. Through park dedication and covenants, for this application the usual 5% park dedication requirements would be increased to 36.5 % of the site. The applicant estimates that the proposal will retain an additional 55 trees (with diameters equal to or greater than 70 centimeters) than would be protected with a conventional Estate Suburban subdivision with the Tree Protection and Management Bylaw in place. The contiguous strip of park and environmentally sensitive area on the east side of the site has been identified as a possible future trail.

For the Dogwood Application to the north of the site, the Engineering Department advised that this location may serve as a future bridge crossing for the South Alouette River, and the subject property would be similarly affected by this project. However, at this time 240<sup>th</sup> Street has been identified for a bridge crossing and remains the priority location for bridge construction in the Transportation Plan.

### 4) Planning Analysis:

#### i) Official Community Plan:

The development site is located within the Estate Suburban designation which typically aligns with 0.4 hectare (1 acre) lots. Under the RS-2 Zone, the subdivision potential of the 1.2 hectare (3 acre) property would be limited to a 2 lot split, as road dedication would be required to connect 235 Street at 128<sup>th</sup> Avenue with 235A Street to the north of the site. In order to realize higher density than is permitted in the Official Community Plan this application proposes to utilize density bonus provisions. The subject property is designated *Estate Suburban Residential*. The majority of properties designated *Estate Suburban Residential* in the OCP are within the Metro Vancouver Urban Containment Boundary, but outside of the municipal Urban Area Boundary. The Regional Urban Containment Boundary includes the *Estate Suburban Residential* designated lands directly south of Silver Valley. The *Estate Suburban Residential* designation aligns with land that is serviceable by the regional sanitary service within the Fraser Sewer Area. Where these lands are within the Regional Urban Containment Boundary, development to higher density is possible than with *Suburban Residential* designated lands, which must rely on septic disposal. The following OCP policies guide the form and density supported in the *Estate Suburban Residential* land use designation:

*Policy 3-14      Urban-level residential densities will not be supported in areas designated Estate Suburban Residential*

*Policy 3-15      Maple Ridge will support single detached and two-family residential housing in Estate Suburban Residential areas. The Estate Suburban Residential land use designation is characterized generally by 0.4 hectare lots.*

The RS-1c (One Family Urban (Low Density) Residential) allows for smaller lots (1200 square metres) than does the RS-2 Suburban Residential Zone (4000 square meters). However, the RS-1c Zone is significantly larger than most urban lots. In addition, the single detached form proposed by the applicant meet the intent of the above mentioned policies.

An OCP amendment will be required to re-designate a portion of the subject property to *Conservation* for the riparian setback area of Dogwood creek in the 128<sup>th</sup> Avenue corridor. Similar to the previous Dogwood application to the north, lands dedicated for tree conservation will be designated *Forest*. The Forest designation is described in the OCP as a designation *for the protection and maintenance of the ecological diversity and integrity of forested land within the District*. The preservation of forested lands is recognized as both environmentally and economically beneficial to the community, as outlined in two key OCP policies:

*Policy 5-13 Maple Ridge will promote the retention of urban and mature trees and of natural forests and woodland areas, and ensure that additional trees and plant material are provided as part of all development proposals. To enhance the ecological integrity of the District, the use of native trees, plants and naturescape principles will also be encouraged.*

*Policy 6-62 To protect ecological diversity and the integrity of forested lands, Maple Ridge will retain parts of the northern slope of Thornhill as Forest. Innovative development proposals that protect unique site characteristics, ecologically sensitive areas, or amenities on lands designated Forest and within private ownership, may be considered for a density bonus. The value of the density bonus will be at Council's discretion, in return for the development providing an identified community benefit.*

In particular, Policy 6-62 speaks to a density bonus framework as a mechanism for protecting unique site characteristics, such as forested lands, that provide an identified community benefit. The density bonus structure proposed for this development application, while site-specific presently, is consistent with the previous application to its north. It is noted that the OCP supports using a density bonus framework in three specific development scenarios.

Based on the September 5, 2017 Council resolution, the base density for the Estate Suburban designation will remain at 0.4 hectare (1 acre) lots. The Official Community Plan has a policy framework (outlined in Policy 2-9) for density bonus measures to increase residential density where community benefits may be realized, as follows:

*Policy 2-9 Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

This policy framework gives Council discretion to consider density bonus options on a case by case basis, where there is an opportunity to protect a unique environmental feature.

The subject application is supported for three important reasons. Firstly, the subject property is serviceable by sanitary sewer due to their location in the Fraser Sewer Area, and there is no Regional policy impediment that would require lot sizes to remain at 0.4 hectare (1 acre).

Secondly, the proposed development will ensure long term protection of significant stands of mature second growth trees under public ownership in dedicated parkland in alignment with Policy 6-62 of the OCP. The applicant maintains that more trees will be retained than would occur under the Maple Ridge Tree Protection and Management Bylaw. This application has been reviewed by the Environmental section of the Planning Department. The proposed site plan and areas for density bonus (designated as forest) meet with the objectives of each department.

Thirdly, the subdivision of this site from 2 to 5 lots ensures an adequate return for the applicant to construct the necessary road and service connection through the site. The completed road will significantly improve neighbourhood accessibility and the looping of municipal water service in the area. The sanitary sewer will also be extended further east with greater ease of connection for existing lots to the east that are currently on septic. In addition, the new road connection should significantly improve automobile, bike and pedestrian access to Yennadon Elementary School and to the nearby Historic Commercial Node. It is unlikely that these benefits would be realized without increased density, as the servicing costs for one additional lot would be prohibitive. The areas that are proposed to be protected by restrictive covenant will have the effect of enclosing the developable portions of the site with greenspace, thereby buffering the site from adjacent lower density developments.

The proposed density bonus structure used to accommodate the RS-1c (One Family Urban (Low Density) Residential) Zone will not require an OCP amendment. The Zoning Bylaw text amendment will be established to create the density bonus framework, made on a site specific basis, based on an evaluation of community benefits of the dedicated lands. This application will be providing additional dedication for tree protection rather than a cash contribution. In the absence of density bonus program in the site area, this site specific approach provides similar opportunities to the Albion Area Community Amenity Program, which has a prescribed fee schedule that applies to all developments utilizing the density bonus program in Albion.

**ii) Zoning Bylaw:**

The minimum lot size for the current RS-2 zone is 4000 m<sup>2</sup>. The proposed text amendment is to permit lots sizes that conform with the RS-1c Zone, with minimum lot sizes of 1200 m<sup>2</sup>. The proposed lot dimensions that accompany this rezoning text amendment are also reduced from the RS-2 Zone. In addition to a proposed, minimum lot size of 1200 m<sup>2</sup>, the minimum lot width is proposed to be 24 metres, and minimum lot depth is proposed to be 36 metres. These dimensions in the RS-2 Zone are respectively, 36 metres, and 60 metres.

**iii) Off-Street Parking And Loading Bylaw:**

The Off-Street Parking And Loading Bylaw identifies a minimum of 2.0 parking spaces for a one family residential use. This can readily be accommodated on the proposed lots.

**iv) Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. In addition, pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

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

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

**v) Development Information Meeting:**

A Development Information Meeting was held at Yennadon Elementary School on November 21, 2018. A total of 15 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:

- Increased traffic concerns along 128<sup>th</sup> Avenue
- Request for pathway on South side of corridor.
- Drainage concerns
- Lot size was inconsistent with neighbourhood context.

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

- The link through 235A Street will improve connectivity and emergency access concerns.
- Concerns for pedestrian access has been forwarded to the Engineering Department.
- Drainage concerns will be reviewed at the detailed civil design stage.
- The dedication of land at the south perimeter of the site will reduce the impact of smaller lot sizes.

**vi) Parkland Requirement:**

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.

**5) Environmental Implications:**

The applicant has incorporated concerns raised by the Environment Division of the Planning Department to create the best layout for protecting conservation areas and the additional dedication for the protection of significant stands of trees. In addition, the implications of the tree cutting permit have been outlined, and the requirement for protective fencing along park boundaries have been established along with a planting restoration plan.

**Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department has reviewed this application and has established requirements for servicing, and road dedication. These requirements will be addressed through the Rezoning Servicing Agreement as a condition of final reading.

**ii) Parks & Leisure Services Department:**

The Parks Department was involved in the establishment of dedicated park areas and provided a favorable review of the final layout.

**iii) Fire Department:**

The Fire Department established conditions for securing the existing building prior to demolition, and for road width standards for emergency access.

## 6) 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 477 of the *Local Government Act*. The amendment required for this application, for forest and conservation, 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 determined to have no impact.

## 7) Citizen/Customer Implications:

Opportunities for public input have been provided at the November 21, 2018 Development Information that was hosted by the applicant. Additional opportunities will be provided at the required public hearing as this application advances.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7530-2019, that second reading be given to Zone Amending Bylaw No 7392-2017, and that application 2017-184-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

---

*Prepared by:* **Diana Hall, M.A, MCIP, RPP**  
**Planner**

“Original signed by Christine Carter”

---

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

“Original signed by Frank Quinn”

---

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

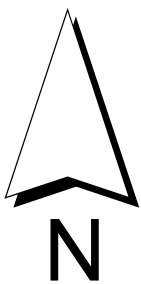
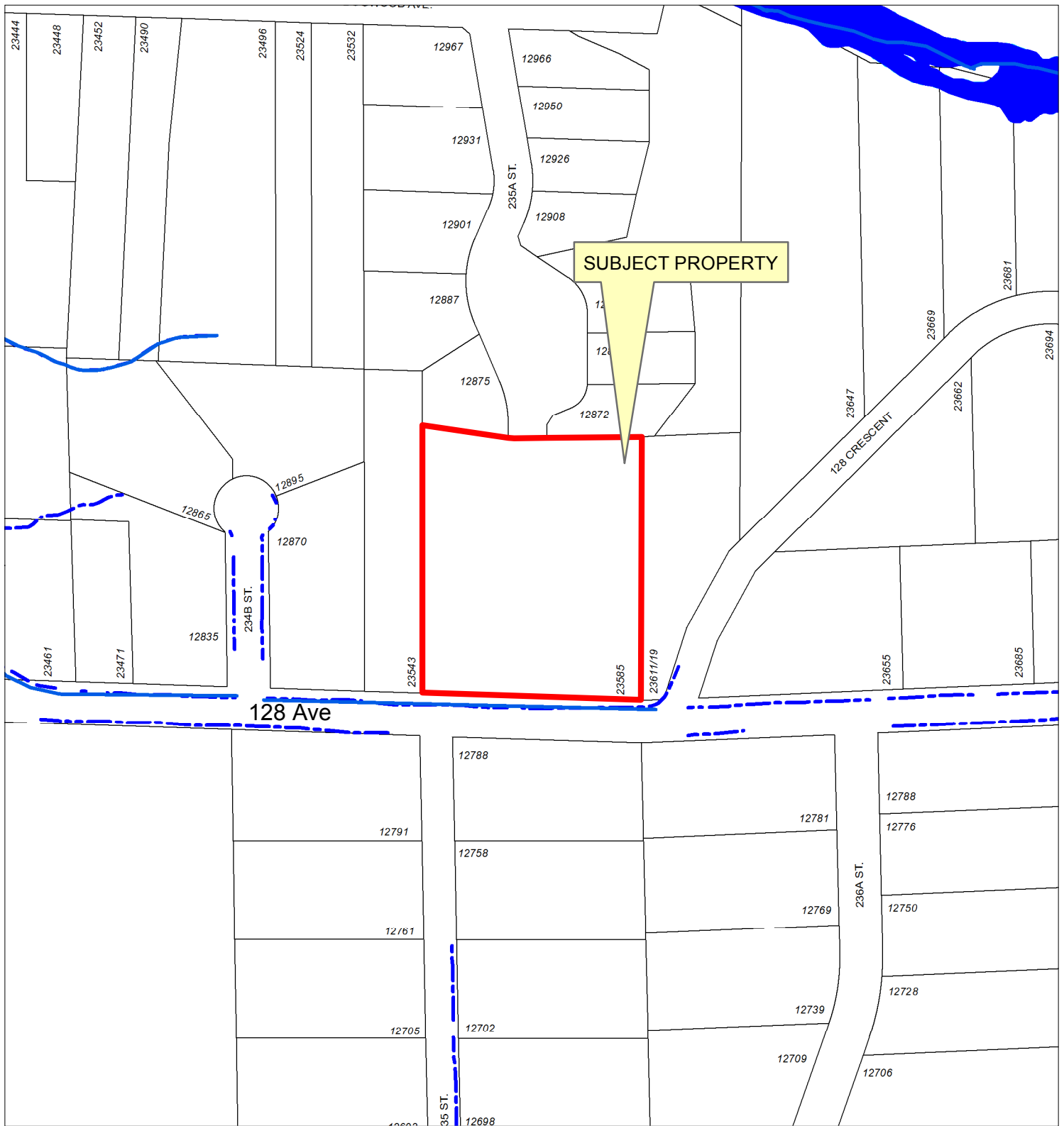
“Original signed by Frank Quinn” for

---

*Concurrence:* **Paul Gill, BBA, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7530-2019
- Appendix D – Zone Amending Bylaw No. 7392-2017
- Appendix E – Site Plan showing trees and additional dedication.



Scale: 1:2,500

## Legend

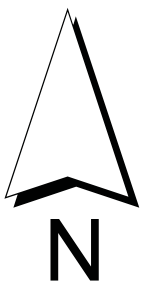
- Stream
- - - Indefinite Creek
- River
- Major Rivers & Lakes

23585 128 Avenue



2017-184-SD  
DATE: Feb 22, 2018

BY: JV



Scale: 1:2,500

## Legend

- Stream
- - - Indefinite Creek
- River
- Major Rivers & Lakes

23585 128 Avenue

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

2017-184-SD  
DATE: Feb 22, 2018

BY: JV

**CITY OF MAPLE RIDGE  
BYLAW NO. 7530-2019**

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

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient 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. 7530-2019"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 24 Section 28 Township 12 New Westminster District Plan 38973

and outlined in heavy black line on Map No. 993, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Lot 24 Section 28 Township 12 New Westminster District Plan 38973

and outlined in heavy black line on Map No. 994, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Forest.

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

**READ** a first time the 12<sup>th</sup> day of February, 2019.

**READ** a second time the 12<sup>th</sup> day of February, 2019.

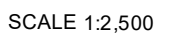
**PUBLIC HEARING** held the       day of       , 20

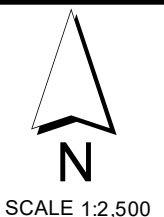
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED**, the       day of       , 20 .

**PRESIDING MEMBER**

CORPORATE OFFICER





**CITY OF MAPLE RIDGE**

**BYLAW NO. 7392-2017**

**A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended.**

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7103 - 2014."
2. Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) Subsection C. REGULATION FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES of Maple Ridge Zoning Bylaw No. 3510 - 1985 is amended by adding the following as item 19:

**“(19) DENSITY BONUS REGULATIONS**

- (a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:

23585 128<sup>th</sup> Avenue Lot: 24, Section: 28, Township: 12, Plan: NWP38973  
provided that the owner dedicates park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and park dedication required by Local Government Act Section 510 Provision of Park Land.

- (b) The base density is a minimum subdivision lot area of 4,000 m<sup>2</sup>, minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:

(i) The owner must dedicate as park land at least 2922 m<sup>2</sup> in any subdivision containing one or more lots with an area of less than 4,000 m<sup>2</sup>, as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the parent parcel.

(ii) The maximum density bonus is:

- A) Minimum lot area of 1,200 m<sup>2</sup>
- B) Minimum lot width of 24 m
- C) Minimum lot depth of 36 m

3. Zoning requirements for the RS-1c zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 19.”

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

**READ** a first time the 10<sup>th</sup> day of October, 2017.

**READ** a second time the 12<sup>th</sup> day of February, 2019.

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

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

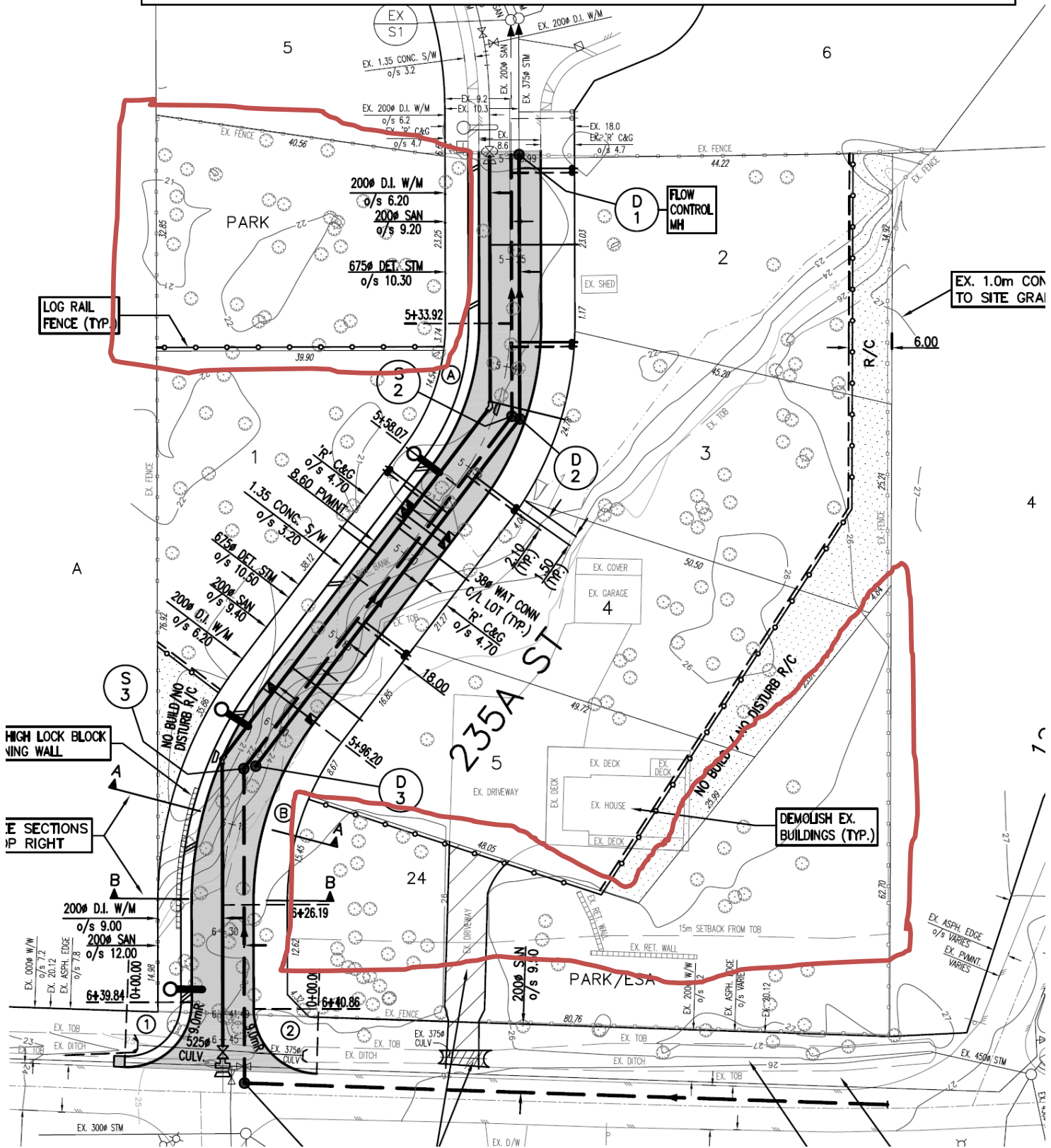
**APPROVED** by the Ministry of Transportation and Infrastructure this      day of  
                , 20\_\_\_\_\_

ADOPTED, the            day of            , 20

## PRESIDING MEMBER

CORPORATE OFFICER

Site Plan showing Additional Areas for Protection through Dedication as part of Density Bonus Provision.



**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2013-087-RZ  
File Manager: Adrian Kopystynski**

---

<b>Official Community Plan or Zoning Bylaw Amendments:</b>	<b>RECEIVED</b>	<b>NOT REQUIRED</b>
1. A completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City 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 type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan <sup>++</sup>	<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 <sup>++</sup> .	<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:

---

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7526-2018;  
Second Reading  
Zone Amending Bylaw No. 7068-2014;  
23500 and 23550 Larch Avenue

**MEETING DATE:** February 19, 2019  
**FILE NO:** 2013-087-RZ  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 23500 and 23550 Larch Avenue (Appendix A and B) from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and P-1 (Park and School) to allow future development of approximately 19 townhouse units with 0.43 ha (1.07 acres) allocated for a future neighbourhood park and conservation lands.

Council granted first reading to Zone Amending Bylaw No. 7068-2014 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on April 8, 2014. This was after a deferral to establish a better defined boundary between the portion of the site to be developed and the portion proposed to be developed as a neighbourhood park to the west.

This was completed by the applicant and an updated submission to the City was made by the applicant in June 2016. Upon preliminary review, it was determined that the extensive use of retaining walls and some sloping issues did not comply with City standards and policies such as the Hillside Management Policy. Servicing plans showed that the project would be difficult or costly to service from Larch Avenue. It was proposed that the site be served by utilities being placed in a statutory right of way through the park. However, the proposed location was not acceptable because it impacted future park development and programming.

Revised plans were received in May 2017. A number of technical matters were finalized between the City and the applicant's professional consultant team by the end of 2017. The applicant proceeded to hold a Development Information Meeting in March 2018, make an ADP submission a month later in June and addressed all remaining issues concerning designation boundaries and park amenities this year.

With the boundary between the Townhouse Development, the Neighbourhood Park and the conservation area established, the bylaws attached to this report have been amended to reflect the agreed to boundaries. The applicant also offered to provide a voluntary contribution of \$80,000 towards a child play area in the adjacent park. This contribution is in addition to the usual Community Amenity Contributions required for all projects.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use

designations to fit the site conditions. Zoning Amendment Bylaw No. 7068-2014 has been amended to align with the ground truthed boundary.

In addition to the Park contribution, pursuant to Council policy, this application is subject to the City-wide Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$77,900.

#### RECOMMENDATIONS:

- 1) That, in accordance with Section 475 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. 7526-2018 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;
- 2) That Official Community Plan Amending Bylaw No. 7526-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7526-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7526-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7068-2014, as amended, 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) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3C - River Hamlet, and Figure 4 - Trails / Open Space;
  - iii) Road dedication on Larch Avenue as required;
  - iv) Subdivision of the subject site into Townhouse, active parkland (to be acquired by City) and dedication of conservation areas, including construction of walkways, equestrian trails; and removal of all invasives, debris and garbage from park land, as required;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property(ies) for the proposed development;
  - vi) Registration of a Restrictive Covenant for the protection of any Environmentally Sensitive areas on the subject property(ies);
  - vii) Registration of a Statutory Right-of-Way plan with a servicing easement;
  - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;

- ix) Registration of a Restrictive Covenant for Tree Protection;
- x) Registration of a Restrictive Covenant for Stormwater Management, including maintenance guidelines for the owners and strata council;
- xi) Removal of existing building/s;
- xii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- xiii) That a voluntary contribution, in the amount of \$80,000, be provided for Parkland development in lieu of the reduced neighbourhood park space and open space amenity on the development site.
- xiv) That a voluntary contribution, in the amount of \$77,900 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Legal Description: Lot: 4, Section: 28, Township: 12, Plan: NWP24142 and  
Lot: 38, Section: 28, Township: 12, Plan: NWP40978

OCP:  
Existing: Neighbourhood Park, Conservation, Med/High Density Residential  
Proposed: Neighbourhood Park, Conservation, Med/High Density Residential

Zoning:  
Existing: RS-3 (One Family Rural Residential), RS-2 (One Family Suburban Residential)  
Proposed: RM-1 (Townhouse Residential), P-1 (Park and School), RS-3 (One Family Rural Residential), RS-2 (One Family Suburban Residential)

Surrounding Uses		
North:	Use:	Single Family Residential, Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential, Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential), RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential

West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential), RS-2 (One Family Suburban Residential)
	Designation:	Conservation, Neighbourhood Park
Existing Use of Property:	Single Family Residential	
Proposed Use of Property:	Multi-Family Residential, Neighbourhood Park	
Site Area:	1.17 ha (2.9 acres)	
Access:	Larch Avenue	
Servicing requirement:	Urban Standard	

## 2) Background:

The subject site (Appendix A and B) is comprised of two properties located in the River Village of the Silver Valley Area Plan. A single family home is currently located on each property, and both properties are rural residential in nature with significant vegetation and tree cover. The properties slope gradually towards the south west corner, where the topography is at its steepest. An existing trail is located along Larch Avenue and an equestrian trail as designated in the Official Community Plan (OCP) is proposed through the conservation area to the south west of the development site.

## 3) Project Description:

The applicant proposes to rezone the site in order to construct approximately 19 townhouse units accessed via a private strata road (Appendix E and F). Access will be by way of a private strata road extending southward from Larch Avenue. Two buildings are proposed on each side of the strata road containing the townhouse units. The majority of the parking is side by side with aprons. And a small portion is tandem all but one with apron parking.

Approximately 2,439 sq. m. (0.6 acres) of parkland will not be dedicated, but will be purchased from the applicant. It will be purchased at fair market price with the portion of development cost charges revenue allocated for park acquisition. A further 1,824 sq. m. (0.45 acres) of conservation land will be dedicated by the applicant due to steep slopes as a condition of zoning approval. This will complement the neighbourhood park site as passive green space. The total amount of open space will be 4,263 sq. m. (1.05 acres)

## 4) Planning Analysis:

### i) Official Community Plan:

The development site comprises of two properties totaling 1.17 ha (2.9 acres), and is located in the River Village in the Silver Valley Area Plan. Once redesignated (refer to table above), the development site is designated 16% Conservation (0.19 ha/0.47 acres), 63% Medium/High Density Residential (0.74 ha/1.83 acres), and 21% (0.25 ha/0.62 acres) Neighbourhood Park. The currently designated land would change as follows:

- An 84% increase in the portion of the subject land designated Medium/High Density Residential (OCP 4,041 sq. m. to 7,412 sq. m.);
- A 54.0% decrease in the amount of land designated Neighbourhood Park (OCP 5,300 sq. m. to 2,439 sq. m.); and

- A 2.2% decrease in the amount of land designated Conservation (OCP 1.937 sq. m. to 1,894 sq. m.).

The proposed amendments have implications for these land use changes are detailed below.

#### ***Medium/High Density Residential Implications:***

In order to permit the development as proposed by the applicant, an OCP amendment will be required to re-designate approximately 4,371 sq. m of the Neighbourhood Park and Conservation land to Medium/High Density Residential, representing an increase of about 83.5% in the Medium/High Density Residential designation of the site.

This change trades off more density for a less neighborhood parkland. The parkland area change is discussed in the following section. As for the density, applying the Floor Space Ratio of 0.6 permitted in the proposed RM-1 zone, about 1,825 sq. m. of building space would be permitted for the amount of land currently designated Medium/High Density Residential and about 4,445 sq. m. would be permitted for the amount of the proposed land to be designated for Medium/High Density Residential. The actual development is to contain about 4,064 sq. m. or a gain of about 2,239 sq. m. as a result of the lands being redesignated to Medium/High Density Residential.

The proposed designation boundary in the OCP Amending Bylaw (Appendix C) reflects the expanded Medium/High Density Residential to accommodate this proposal. The Zone Amending bylaw has also been modified for the RM-1 boundary to coincide with the expanded Medium/High Density Residential designation.

#### ***Neighbourhood Park Implications:***

Community Structure and Parks: The Silver Valley Area Plan envisions centrally located parks in each neighbourhood. A portion of the subject site identifies such a neighbourhood park for the River Hamlet in which the subject site is located. This land use concept was developed through the public consultation process for the Silver Valley Plan, and is expressed in the following Plan policy:

##### **Silver Valley Plan Policy 5.3.4 Neighbourhoods**

- (a) A Neighbourhood is a subset of a Hamlet, generally defined by a 200 metre, 2-minute walking radius from a central local community and/or park space and a transit stop.*

Topographic Constraints: The area designated Park is challenging with respect to topography. Programming typical for neighborhood parks would need to level all or parts of the site to balance between creating useable park space, the requirements of the Hillside Management Policy and measures protecting the conservation area abutting the proposed parkland. The latter two may be better addressed through residential development on the eastern portion of the lands designated Park while the western section of the site can be developed into a neighbourhood park. This is one of the aspects used to analyze the proposed change to the designation boundary. An area of moderately sloping topography exists in the north east corner of the proposed park area which will serve as the active park development site.

Park Location and Size Criteria: The Plan establishes a preferred park size, suitable to be developed and programmed for the open space and park facilities associated with a typical neighbourhood park and serving a broad range of user groups, including safely accessible play areas for children. This assumes that the land for park development is relatively flat and can accommodate programming with

minor regrading, does not require ground retaining structures and is not constrained by underground or other services.

The Silver Valley Plan policy defining the park location and size criteria is the following:

Silver Valley Plan Section **5.3.8 Parks and Schools**

- I Neighbourhood Parks are 0.2 ha (0.5 acres) to 0.6 ha (1.5 acres) in size and should be within a 2-5 minute walk from a dwelling. These parks should provide an opportunity for social gathering, and will require appropriate amenities, i.e., benches, pathways, community mailboxes, and should include small playground structures where appropriate.

Regarding the locational aspect of this policy, the resulting plan reflected this in Figure 3C River Village, illustrating that neighbourhood parks are at the centre of each neighbourhood, and are within a two minute walk of residents.

With respect to useable size, this OCP amendment would result in a reduction of 4,327 sq. m. of land from the area currently designated Neighbourhood Park and 43 sq. m. of land from the area currently designated Conservation. As discussed in the previous section, the smaller area of Neighbourhood Park land proposed will allow more residential floor space to be constructed on land and will decrease the open space opportunity for the immediate neighbourhood in the River Precinct.

Mitigating Impact of lesser Park Area: The Neighbourhood Park designation is proposed to be reduced by 4,327 sq. m. (1.07 acres) from 6,766 sq. m. (1.67 acres) to 2,439 sq. m. (0.6 acres). The resulting park area is still sufficient under the policy's area criteria. Further constraints on the use of the park have been minimized by shifting the statutory right of way to a location resulting in the least impact on the parkland development.

Furthermore, due to the grades on the development site, the applicant is unable to provide all the necessary amenity space for the future residents within the project. Therefore, in consultation with Parks, Recreation and Culture staff, the following mitigation measures are agreed to with the developer:

- The developer will not be required to provide all of the amenity on the development site; and
- The developer agreed to make a voluntary contribution of \$80,000 towards park development, including a child play area in the proposed Neighbourhood Park.

ii) **Zoning Bylaw:**

The proposal is to create a lot to be zoned RM-1 for a 19 unit townhouse development on the eastern portion of the subject site, with the remaining western portion being zoned P-1, RS-2 and RS-3 to accommodate a neighbourhood park and conservation area.

The maximum density or Floor Space Ratio (FSR) for the RM-1 Zone is 0.6. This project is proposed to be 0.55, which is less than the maximum permitted FSR. The Zone Amending Bylaw, as amended, is consistent with the proposed Medium/High Density Residential designation on the subject site.

### **iii) Off-Street Parking And Loading Bylaw:**

Residential parking being provided complies with the requirement of two (2) spaces per townhouse unit ( $2 \times 19 = 38$  spaces) and 0.2 spaces per townhouse unit of visitor parking ( $0.2 \times 19 = 3.8$  rounded up to 4.0 spaces). As the parking requirement is in the range of 26 to 74, one (1) space is to be designed as universal parking.

There are 12 units with two side-by-side garage parking spaces and 7 units with one garage and one driveway space in a tandem arrangement. The long driveways for most of the units provide additional parking and aprons. A total of five (5) visitors parking spaces are provided.

According to the Zoning Bylaw, parking spaces in the driveway areas making being one of the two required parking spaces for a unit must be bounded by a landscaping buffer. The parking proposed to be provided has been determined to be sufficient for this development.

### **iv) Proposed Variances:**

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

- The front setback (Larch Avenue) is being relaxed from 7.5 metres to 4.2 metres for the west end unit and 4.5 for the east end unit. This is justified because these units are designed to have a fronting appearance to the street; and
- The rear setback is being relaxed from 7.5 metres to 3.0 metres for the west end unit and 4.5 for the east end unit. This is justified because the site has sloping restrictions that have been addressed through stepped retaining walls, increased side setbacks and more extensive site landscaping particularly in the southwest corner of the site to create sensitive grade transitions and better interfacing with the surrounding lands.

Initially, the applicant was also asking for variances on the height of retaining walls. Efforts have been made working between the applicant's Civil Engineer and the City Building Department to incorporate a series of shorter walls in the proposal to terrace down the slopes in question. Some minor variance may be required, but staff is satisfied that the more significant variance will no longer be necessary.

The requested variances, including any for retaining the proposed retaining walls, will be the subject of a future Council report.

### **v) Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit Area application is required for all developments and building permits within areas identified as Wildfire Risk Areas. The purpose of the Wildfire Development Permit is to minimize the risk to property and people from wildfire urban interface hazards and to further reduce the risk of potential post-fire landslides and debris flows.

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

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

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

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

**vi) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on June 20, 2018.(see Appendix E and F)

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

That File No. 2013-087-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

*Landscape Comments:*

1. *Reduce the mass of the fence along the East property line through a combination of reduced fence height, lattice and/or other feature and vary the type, colour and height of landscaping along the upper tiered wall;*
2. *Consider adding a fence with a locked gate between the pathway of buildings 15 and 16 to address CPTED concerns at the dead end;*
3. *Provide units 7, 8, 9 and 10 with stair access to the service road so it can function more as a trail and reduce CPTED concerns;*
4. *Move the backyard tree for units 16 -19 to the corner of the yard to provide more useable lawn space;*
5. *If possible, provide seating or other amenity features with paving bump out and benches. For example, planting between units 3, 4, 5 could be cut back at the service road to provide a seating/amenity area;*
6. *Show location of the future access from the development to the adjacent park;*
7. *Show guardrail or fencing along the edge of the retaining walls where required for safety;*
8. *Include a section of the West property line showing conditions between the service road and the adjacent park.*

*Architectural Comments:*

1. *Develop the elevations on the facades facing Larch Avenue. For example, articulation of varying materials;*
2. *Provide an improved materials palette and composition;*

3. *Revise the roof exposure facing the interior street to reduce the amount;*
4. *Consider a gate or fence to unite the Eastern and Western sections;*
5. *Provide a better balance between the stone pedestal and wood columns above;*
6. *Review the location of the door for the powder rooms;*
7. *Improve weather protection at front entrances.*

The ADP concerns have been addressed and are reflected in the current plans. Some additional detailing will be required in the final development permit plans. A full description of how these items were addressed and incorporated into the final design will be included in a future development permit report to Council.

**vii) Development Information Meeting:**

A Development Information Meeting was held at Eagles Hall on March 9, 2018. About a dozen people were reported by the applicant as attended the meeting, but not all wished to sign in. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- **Traffic:** Presently Larch Avenue is considered to be a raceway and adding more cars will create a dangerous situation in the neighbourhood.
- **Parking:** People apparently do not park in their garages, because they use them for storage. (**Developers comment:** The developer pointed out that visitor parking and long or wide driveways are being provided the reaction of some was people do not like to double park, but rather prefer to park on the street.)
- **Flooding:** Neighbours living below this proposed development are afraid of surface water coming into their property. (**Developer's response:** After explaining the proposed storm water drainage and storage system, they were satisfied.)

**viii) Parkland Requirement:**

A portion of the site is identified as a neighbourhood park in the Silver Valley Area Plan. After consultation the Parks, Recreation and Culture Department and the Environmental section, land to become active and passive (conservation) has been determined. The active park area is to be acquired by the City. As is discussed earlier in the report, the applicant has agreed to make a voluntary contribution in the amount of \$80,000 towards the construction of a child play in the park.

Therefore, the townhouse development is being situated along the eastern portion of the site to respect both ground truthing for the conservation area and to allow land suitable for the neighbourhood park serving the wider area of the River Hamlet to be developed.

**5) Environmental Implications:**

The proposed terracing concept for the retaining walls achieves the intent of the City Hillside Management Policies as well as satisfying the Natural Features Protection development permit area objectives and guidelines. This allows for the greening up of the slopes in between terrace walls. The City will need a basic planting plan for these terrace areas included in the development permit governing form, character and guidelines for this project. Any restrictive covenant for the extreme southwest corner of the parcel to protect the area being redesignated from Conservation to Medium/High Density Residential, will be assessed and determined as part of the third reading conditions.

## **6) Interdepartmental Implications:**

### **i) Engineering Department:**

A Rezoning Servicing Agreement will be necessary to address servicing deficiencies for this project. These will include: widening and improvement to the fronting road (paving, sidewalks, lighting, street trees, etc.), underground wiring and the conversion of existing overhead utilities, submission of a geotechnical study, ESC plans, Statutory Right of way to be registered for services and the submission and approval of typical civil engineering plans with fess and securities.

### **ii) Parks & Leisure Services Department:**

The reduced park area for the proposed River Village neighbourhood park identified in the Silver Valley Plan is acceptable along with the voluntary contribution offered as described earlier in the report. Collection of the voluntary contribution and the acquisition of the neighbourhood park land (not the Conservation Area) are to be addressed as third reading conditions.

### **iii) License, Permits and Bylaws Department:**

Comments concerning the compliance with the City Hillside Policy respecting the placement and height of retaining walls and site grading have been addressed. Remaining matters such as a Geotechnical Engineer confirming the feasibility of the stormwater management strategy, its registration as a covenant on title and securing the storm and sanitary sewer services serving the development through the park will be addressed as third reading conditions.

### **iv) Fire Department:**

General comments were provided concerning matters such as Construction Fire Safety, access and turnarounds, accessible hydrant connections, visible addressing and advice on the safe building demolition and removal of building materials. These are either in compliance in the drawings submitted and reviewed to date or will be assessed at the building permit stage for compliance.

## **7) School District No. 42 Comments:**

Pursuant to Section 476 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 August 15, 2016 and their response on September 1, 2016 was:

- The proposed amendment to the OCP would affect the student population for the catchment area currently serviced by Yennadon Elementary School and Garibaldi Secondary School.
- Yennadon Elementary has an operating capacity of 545 students. For the 2015-16 school year the student enrolment is 574 students (105.35% utilization) including 114 students from out of the catchment area.
- Garibaldi Secondary School has an operating capacity of 1050 students. For the 2015-16 school year the student enrolment is 688 students (65.49% utilization) including 348 students from out of the catchment area:

## **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 477 of the *Local Government Act*. The amendment required for this application, (shifting and reflecting ground-truthing for the boundary between the Medium/Hight Residential and Neighbourhood Park

Designations), 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 determined to have no impact.

## **CONCLUSION:**

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7526-2018, that second reading be given to Zone Amending Bylaw No. 7068-2014, as amended, and that application 2013-087-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

---

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

“Original signed by Valoree Richmond”

---

*Reviewed by:* **Valoree Richmond  
Manager of Parks Planning & Development**

“Original signed by Brent Elliott” for

---

*Reviewed 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**

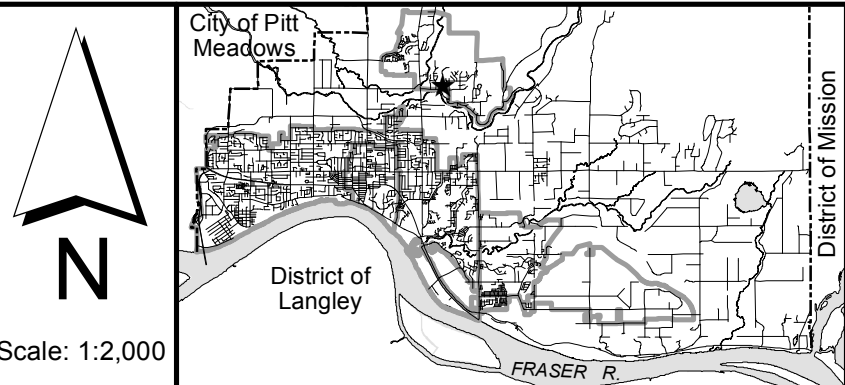
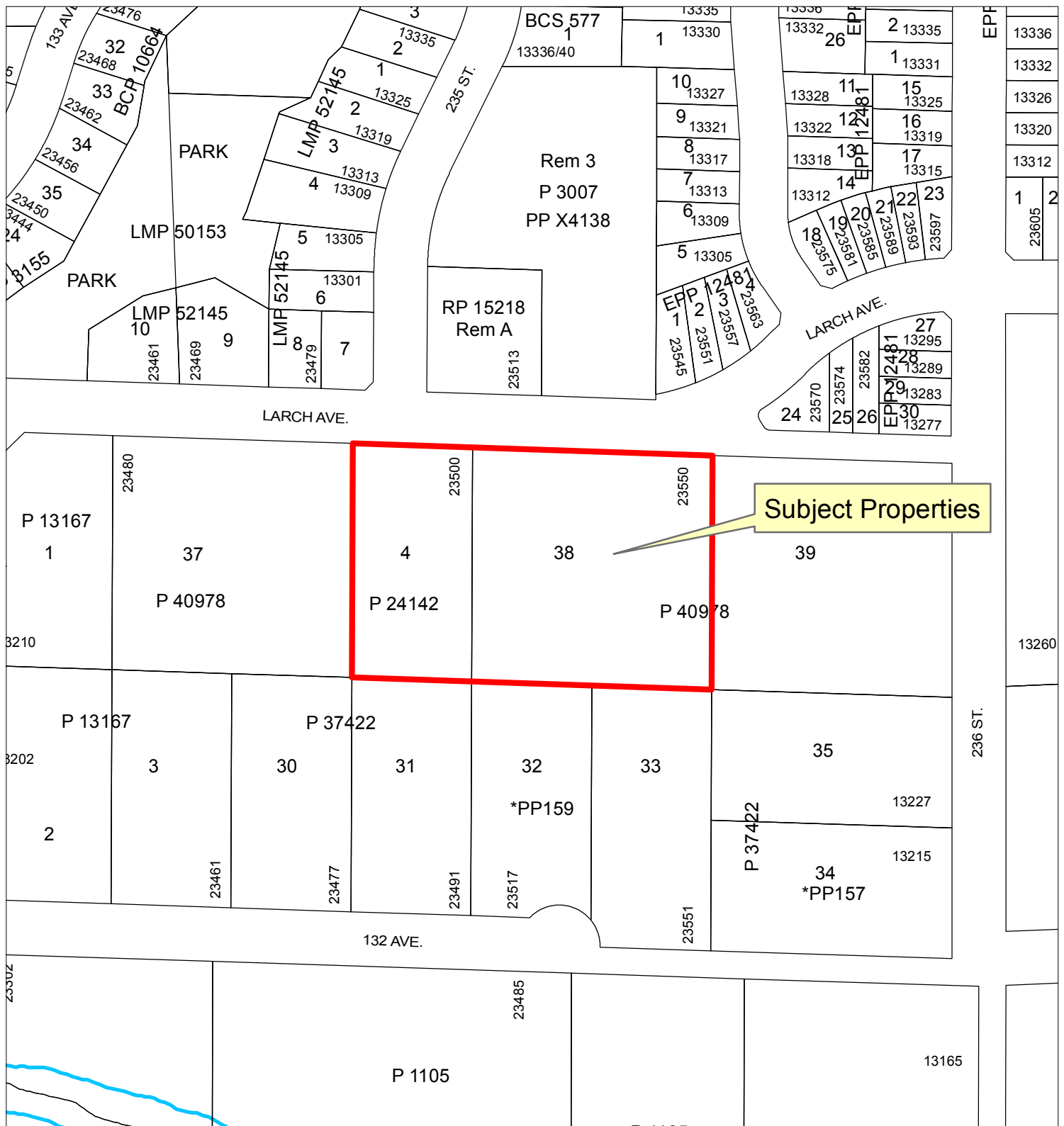
“Original signed by Paul Gill”

---

*Concurrence:* **Paul Gill, CPA, CGA  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7526-2018  
Appendix D – Zone Amending Bylaw No. 7068-2014  
Appendix E – Site Plan  
Appendix F – Elevations and Parking Plans  
Appendix G – Landscape Plan  
Appendix H – Renderings



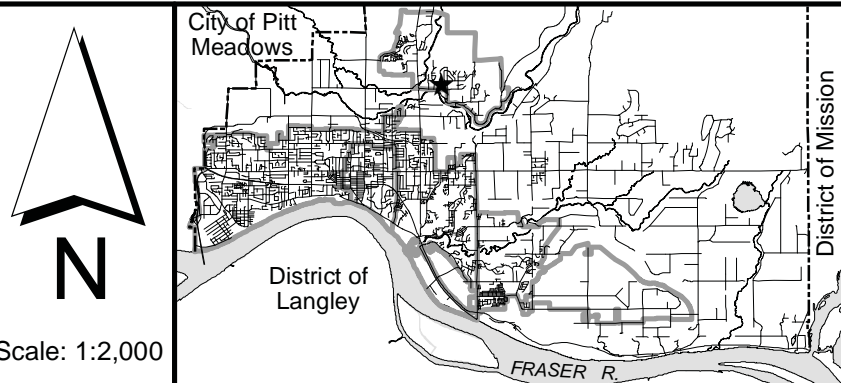
## 23500/23550 Larch Ave



**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

FINANCE DEPARTMENT

DATE: Sep 6, 2013
2013-087-RZ
BY: JV



23500/50 LARCH AVENUE



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
FINANCE DEPARTMENT

DATE: Nov 15, 2013 FILE: 2013-087-RZ BY: PC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7526-2018**

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

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedule "A" 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. 7526-2018."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, are hereby amended for the parcel or tract of land and premises known and described as:

Lot 4 Section 28 Township 12 New Westminster Plan 24142 and Lot 38 Section 28 Township 12 New Westminster Plan 40978

and outlined in heavy black line on Map No. 991, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is/are hereby amended for the parcel or tract of land and premises known and described as:

Lot 4 Section 28 Township 12 New Westminster Plan 24142 and Lot 38 Section 28 Township 12 New Westminster Plan 40978

and outlined in heavy black line on Map No. 992, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

**READ** a first time the 26<sup>th</sup> day of February, 2019.

**READ** a second time the 26<sup>th</sup> day of February, 2019.

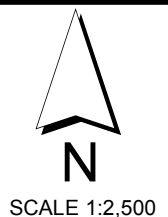
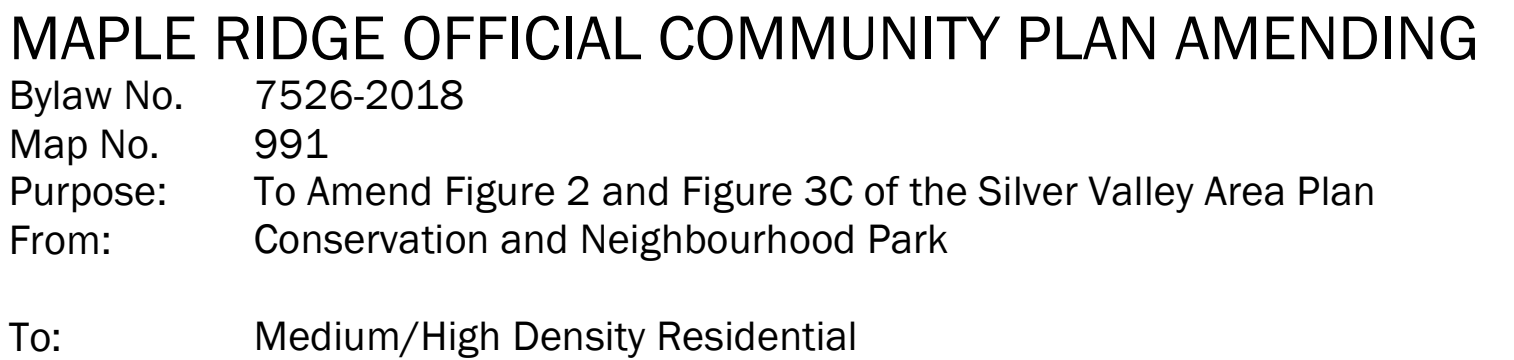
**PUBLIC HEARING** held the       day of       , 20

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

**ADOPTED**, the       day of       , 20   .

**PRESIDING MEMBER**

CORPORATE OFFICER





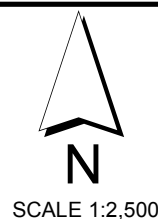
# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7526-2018

Map No. 992

Purpose: To Amend Figure 4 of the Silver Valley Area Plan as shown

-  To Remove from Conservation
-  To Remove from Neighbourhood Park



## BYLAW NO. 7068-2014

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7068-2014."
2. Those parcels or tracts of land and premises known and described as:

Lot 4 Section 28 Township 12 New Westminster District Plan 24142  
Lot 38 Section 28 Township 12 New Westminster District Plan 40978

- and outlined in heavy black line on Map No. 1613 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential) and P-1 (Park and School).

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

**READ** a first time the 8<sup>th</sup> day of April, 2014

**READ** a second time the 26<sup>th</sup> day of February, 2019.

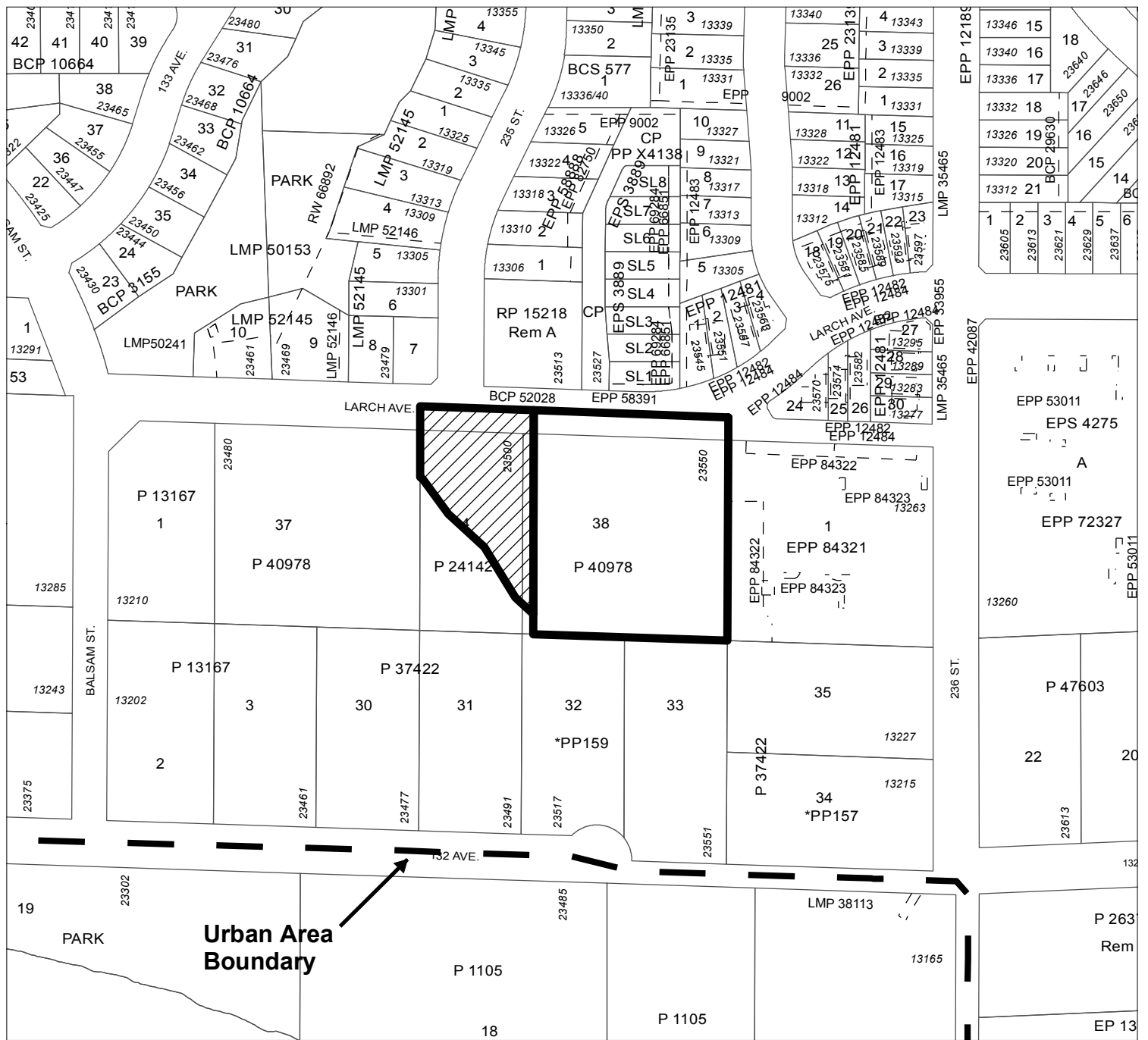
**PUBLIC HEARING** held the       day of       , 20

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

**ADOPTED,** the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER





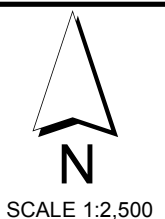
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7068-2014

Map No. 1613

From: RS-2 (One Family Suburban Residential)  
RS-3 (One Family Rural Residential)

To:  RM-1 (Townhouse Residential)  
 P-1 (Park and School)



# 2013-087-RZ Rezoning and Development Permit Application

23500 and 23550 Larch Avenue Properties rezoned to Park and Conservation Area and Part of 23550 Larch to Townhouse Development, RM-1, 19 three bedroom Units



## Subdivision Plan

Scale: 1 : 250

## Content

of this revised rezoning and development permit application

### Architectural

- Mutual Architect Inc.
- A0 Rendered Elevations
  - A1 Coloured Site Plan and Surround
  - A2 Subdivision Plan and Content (this sheet)
  - A3 Site Plan and Statistics
  - A4 Sections of Site
  - A5 Elevations of Site
  - A6 Unit 1, Plans, Sections, Elevations
  - A7 Unit 2, Plans, Sections, Elevations
  - A8 Unit 3, Plans, Sections, Elevations
  - A9 Unit 12, Plans, Sections, Elevations
  - A10 Mail Shelter, Site Sign, Street Lights & Miscellaneous
  - A11 Parking: Site Plan with highlighted parking stalls

### Landscaping

PM3 Landscape Architects Ltd.

- Lc Coloured Landscape Plan

- L1 Landscape Plan
- L2 Landscape Shrub Plan
- L3 Site Grading Plan

## Legal Description

Development Area:  
Lot 38, Plan 40978, Greater Vancouver Regional District, Municipality of Maple Ridge

Park and Conservation Area:  
Lot 4, Plan 24142 and part of Lot 38, Plan 40978, both lie within the Greater Vancouver Regional District, Municipality of Maple Ridge

### Revisions

No.	Date	Description
1	14 May 16	Asst D-10, adjust unit locations
2	20 May 16	General updates
3	12 Jul 16	Submit to Maple Ridge
4	8 May 17	Change retaining walls and the location of units
5	20 Feb 18	Adjust setbacks & road
6	8 July 18	Adjust to ADP input: Elevation changes, add floor area

Mutual Architect Inc., 79 West 20th Avenue, Vancouver, B.C. V6C 2C2, 604-478-8701  
mutualarchitect@shaw.ca

Rezoning Application  
**2013-087-RZ**  
**Larch Avenue Townhouses**  
23500-23550 Larch Avenue, Maple Ridge, B.C.  
for RM-1, 19 three bedroom units, Suite 1000,  
188 West Pender Street, Vancouver BC V6C 1A2

### Information, Contents and Subdivision Plan

Scale: 1 : 250 Date: February 10, 2016

Project Number Sheet Number Revision

**1003** **A1** **6**

Drawn by: BMM Sheet 1 of 13



Elevation A-A

Scale 1 : 200 (printed on A1 size)



Revisions

Rev.	Date	Description
1	14 Mar 16	Add B-D, adjust unit locations
2	20 May 16	General updates
3	13 Jul 16	Submit to WRC Edge
4	12 May 17	Change retaining walls
5	8 Jul 18	Adjust to ADP input: Elevation changes, add floor areas

Elevation C-C

Scale 1 : 200 (printed on A1 size)



Elevation D-D

Scale 1 : 200 (printed on A1 size)



Mallet Architect Inc., 79 West 20th Avenue,  
Vancouver, B.C. V6P 2C7 604-679-6701  
malletarchitect@shaw.ca

**Rezoning Application**  
**2013-087-RZ**  
**Larch Avenue Townhouses**  
2200-2300 Larch Avenue, Maple Ridge, B.C.  
for 434 No. 128 Ventures Ltd., Suite 1020,  
789 West Pender Street, Vancouver BC V6C 1A2

**Longitudinal Site Sections**  
**Elevations**

Scale 1 : 200 Date: February 10, 2016

Project Number Sheet Number Revision

1003 A4 6

Drawn by: BAJM Sheet 4 of 13

LARCH AVENUE

LARCH AVENUE

Widening Larch Avenue

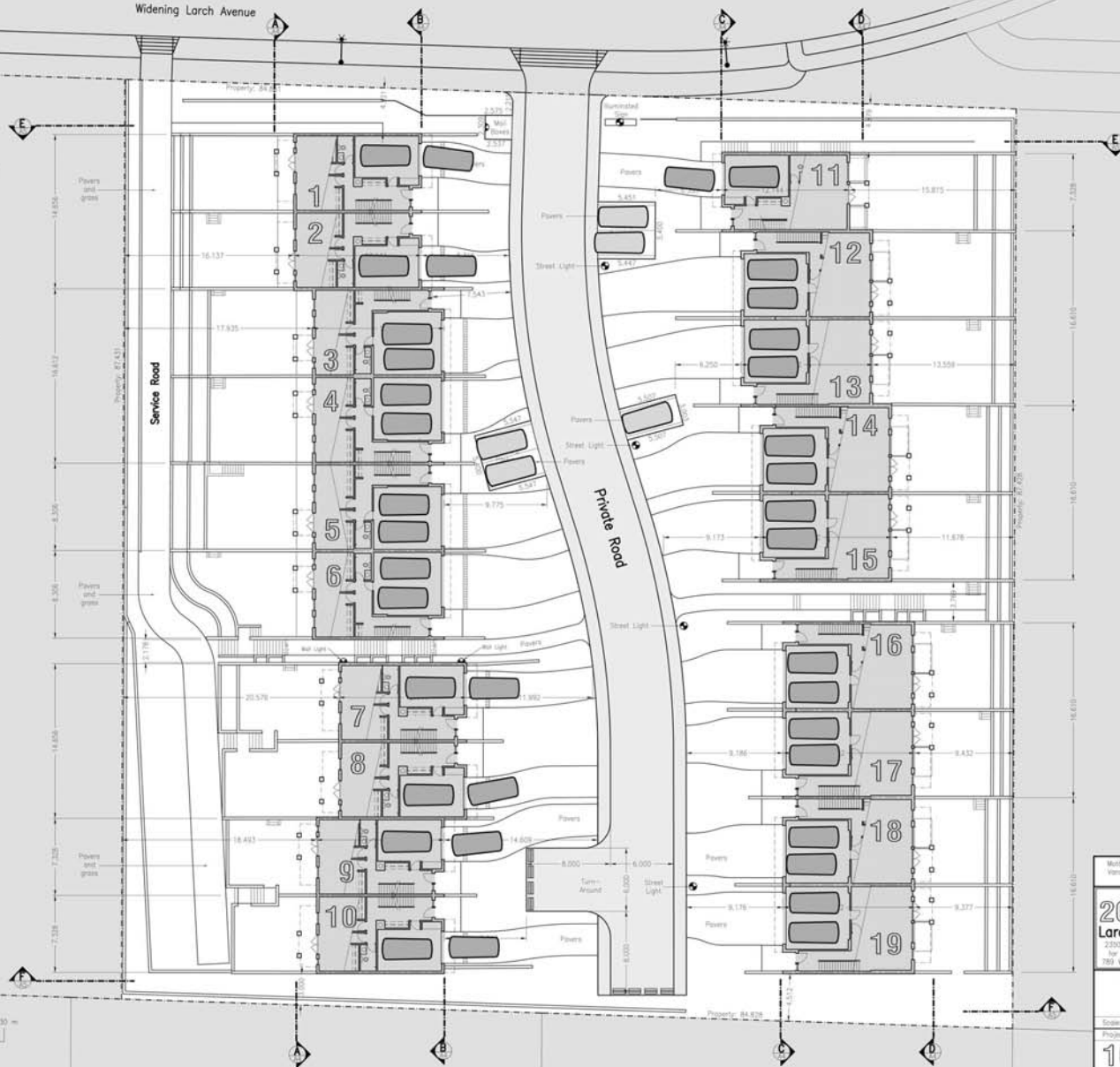
### Parking Statistics

Residents Parking: 2 per unit	
Inside Building:	31
Outside Building, screened:	7
Visitor's Parking:	5
Total Parking Stalls provided:	43

### Revisions

No.	Date	Description
1	14 Mar 16	Adjust unit locations 1-6 and 11 to 13, move closer to road.
2	20 May 16	Adjust layout to civil drawings, add section along West trap line.
3	13 Jun 16	Submit to Maple Ridge Change retaining walls.
4	12 May 17	Adjust sidewalk on Larch Avenue.
5	20 Feb 18	Adjust to ADP input. Elevation changes, add floor area.
6	6 July 18	

Scale 1 : 200 when printed on A1 size



Mallet Architect Inc., 79 West 20th Avenue, Vancouver, B.C. V6P 2C3 604-676-8721  
 malletarchitect@shaw.ca

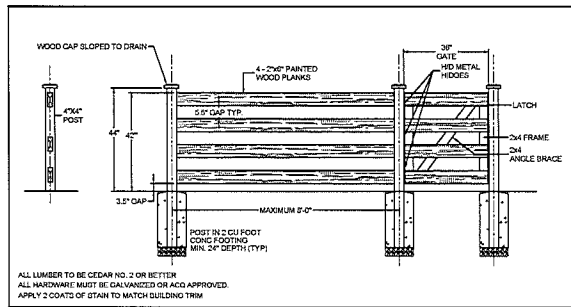
**Rezoning Application**  
**2013-087-RZ**  
**Larch Avenue Townhouses**  
 2200-2300 Larch Avenue, Maple Ridge, B.C.  
 for 488 No. 108 rezoning Ltd., Suite 1000,  
 789 West Pender Street, Vancouver BC V6C 1A2

**Layout and designation**  
**Parking**

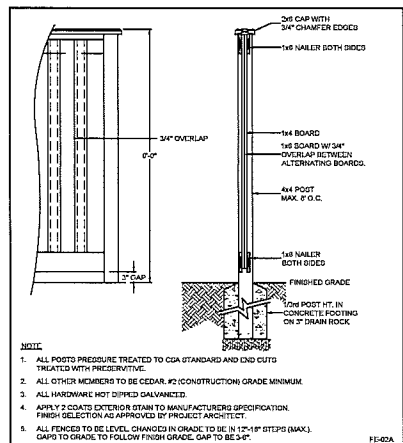
Scale: 1 : 200 Date: February 10, 2016  
 Project Number: 1003 Sheet Number: A11 Revision: 6  
 Drawn by: BAJM Sheet 11 of 13

PLANT SCHEDULE			
ITEM	SYMBOL	COMMON NAME	PLANTED BEST / REMARKS
5		ACER GRINALA PLANT	FLAME AMUR MAPLE
7		ACER PALMATE/DOODWOOD	RED JAPANESE MAPLE
10		CHAMAECYPARIS N. PENICULA	NOOTKA CYPRESS
11		CORNUS EBBEN WHITE WONDER	10M CAL. STD. FORM. B&D
13		CORNUS KOUSA	2M HT. BUSH FORM. B&D
12		MAGNOLIA ROBUS	10M CAL. STD. B&D
8		PISEA OMBRICA BRUNZ	2.5M HT. B&D
9		ZELKOVA GERRATA GREEN VASE	50M CAL. 1.5M STD. B&D

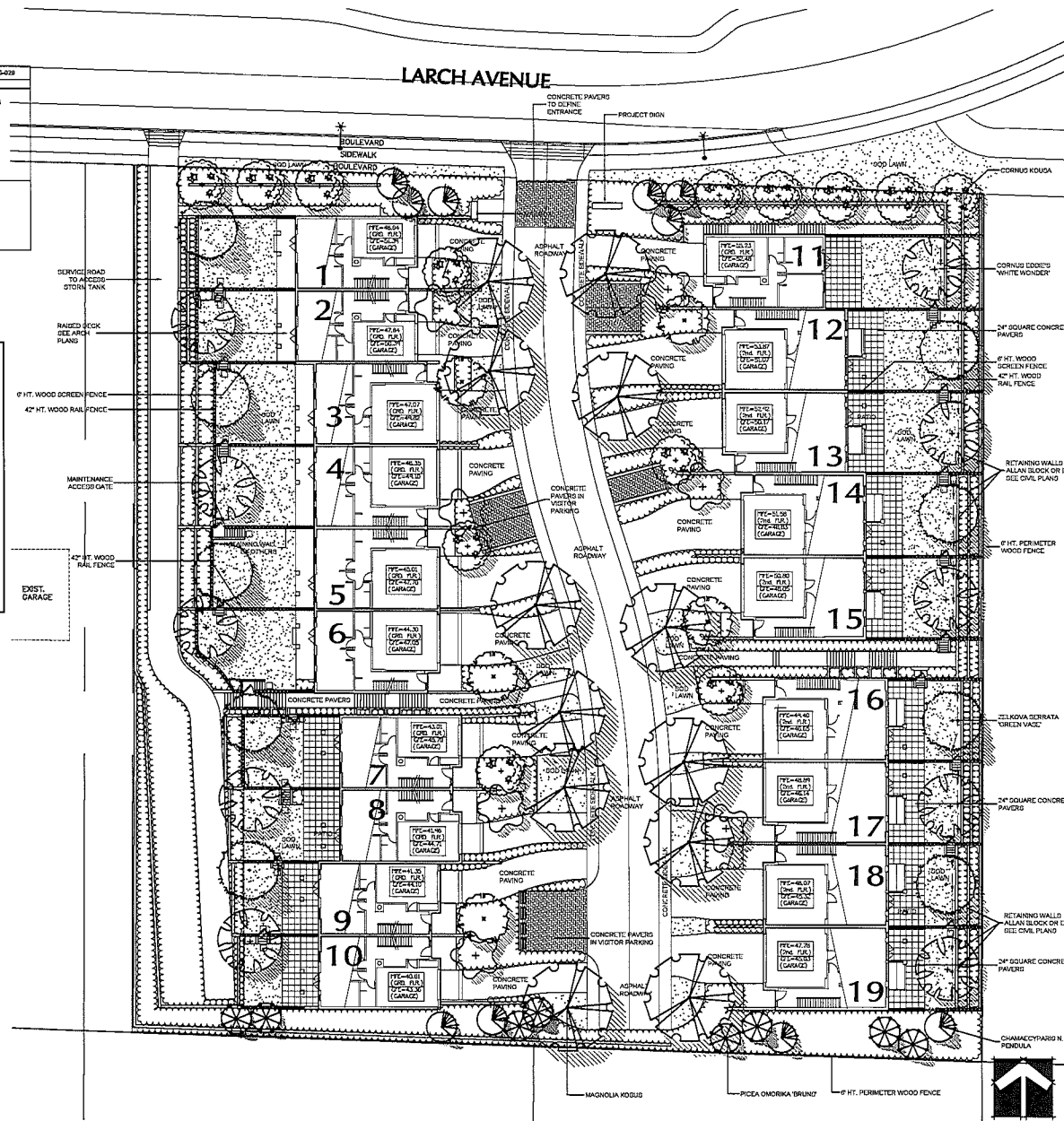
NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \*CONTAINER SIZES SPECIFIED ARE FOR CMA STANDARDS. 10" HT. PLANT SPEC. AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF GROUND TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOLE SOURCE FREELANDS.



1 42" HT. RAIL FENCE  
1/2"x4"



2 6-0" HEIGHT SOLID WOOD FENCE  
3/4"x4"



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS

Suite 2102 - 4185 8th Street Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

DEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12-MAY-18	NEW W/1 PLAN	WJ
2	12-MAY-18	NEW W/1 PLAN	WJ
3	12-MAY-18	NEW W/1 PLAN	WJ

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
23500-23550 LARCH AVENUE  
MAPLE RIDGE, BC

APPLICATION No. 2013-087-RZ  
DRAWING TITLE:  
**LANDSCAPE PLAN**

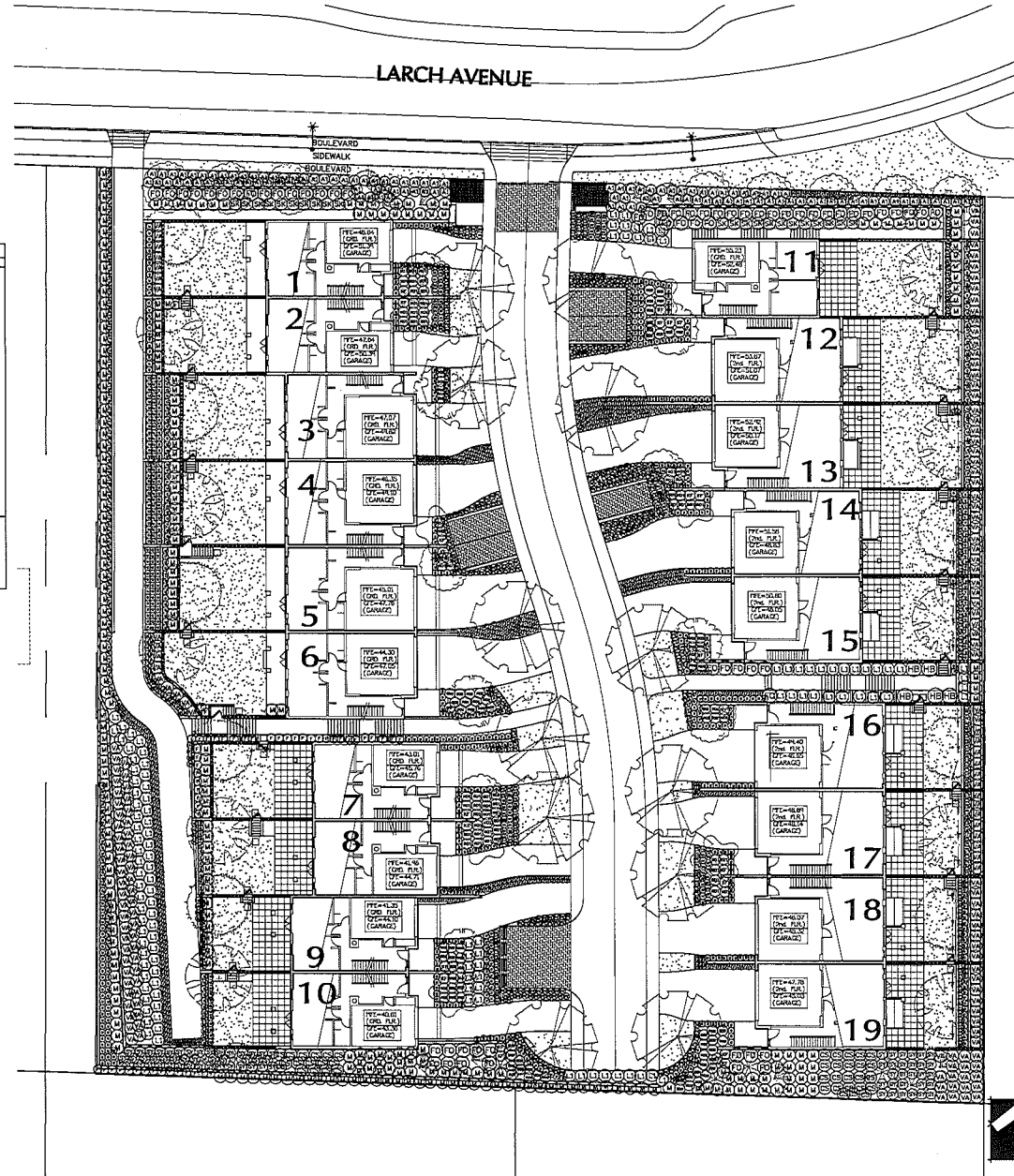
DATE: 16-MAY-18 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: DG  
DESIGN: DG  
CHECK: MCT

**L1**  
OF 3

PMG PROJECT NUMBER: 16-020

PLANT SCHEDULE					PWG PROJECT NUMBER: 16-020
SHRUB	KEY	SY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	115		AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA, RED-VIOLET	#3 POT; 25CM
	269		BURUD MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	30		CORYLUS CORNICA	REDTWO DOWWOOD	#3 POT; 50CM
	62		FOTHERGILLA GARDNERI	DWARF FOTHERGILLA	#3 POT; 50CM
	3		HYDRANGEA LACINATA 'VELVET ROSE'	MOUNTAIN HYDRANGEA, LACECAP BLUE	#3 POT; 40CM
	285		MAHONIA ACUTIFOLIA	CREEDON GRABER	#3 POT; 40CM
	63		ROSA 'MIDLAND WHITE'	MIDLAND ROSE, WHITE	#2 POT; 40CM
	60		ROSA 'HARDEN DUNRISE'	MIDLAND DUNRISE ROSE	#2 POT; 40CM
	22		SPINOSA JAPONICA (10% MALE)	JAPANESE SPINOSA	#2 POT; 30CM
	71		SYMPHORICARPOS MOLLE	CREeping DOwNGRASS	#2 POT; 30CM
	181		VERBENA CRULE	HIGHLEIGH CRABGRASS	#2 POT; 30CM
	24		CALAMAGROSTIS ACUTIFLORA 'VARE, FUCHSIA'	FEATHER REED GRASS	#1 POT
	54		MAHONIA ACUTIFLORA 'VARE, FUCHSIA'	COLD VARIETATED JAPANESE FOREST GRASS	#1 POT
	580		PENNESETUM ALOPECUROIDES 'BURUNDY DUNNY'	BURUNDY DUNNY FOUNTAIN GRASS	#1 POT
	432		PENNESETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	117		SEDLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1 POT
	106		ECHEMACIA PURPUREA	PURPLE CORN DOWER	15CM POT
	103		RUBROCKA FULGIDA VAR GULLYWHITE	GOLD DOTTUM RUBROCKA, YELLOW	15CM POT
	86		SEDUM ALBUM VAR. MICHANTHUM	CORAL CARPET CORAL CARPET STONEDROP	15CM POT
	581		GAULTHERIA SHALLOX	DALAL	#1 POT; 20CM
	116		LOXTERA PILULARIA	PRINCE MONTESSUE	#1 POT; 20CM
	51		POLYSTICHUM MANTUM	WESTERN DOWED FERN	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OHLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMUM REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS NOT WITHIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS, REVISIONS OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite 5100 - 4185 88th Street Drive  
Burnaby, British Columbia, V5C 6C3  
p: 604 294-0011 : f: 604 294-0022

DEAL:

1.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											</
----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Mutual Architect Inc. 79 West 20th Avenue,  
Vancouver, B.C. V5Y 2C2 504-676-8701  
mutualarchitects@shaw.ca

Resoning Application  
**2013-087-RZ**  
**Larch Avenue Townhouses**  
23500-23550 Larch Avenue, Maple Ridge, B.C.  
for KSR No. 108 Ventures Ltd., Suite 1020,  
789 West Pender Street, Vancouver BC V6C 1H2

Rendered  
**Elevations**

Scale: Last Revision: **July 6, 2018**

Project Number	Sheet Number	Revision
<b>1003</b>	<b>Ac</b>	<b>6</b>
Drawn by: <b>BAJM</b>	Sheet 1 of 12	



**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-461-RZ  
File Manager: Wendy Cooper**

---

<b>Official Community Plan or Zoning Bylaw Amendments:</b>	<b>RECEIVED</b>	<b>NOT REQUIRED</b>
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 City 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 type="checkbox"/>	<input checked="" type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan <sup>++</sup>	<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 <sup>++</sup> .	<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:

---

The Council meeting details regarding this application may be accessed on the City's website through the following link:  
<http://media.mapleridge.ca/Mediasite/Catalog/Full/5edbe1869ec44ad9ab81cdcfe0767b6321>.

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** February 26, 2019  
**FILE NO.** 2017-461-RZ

**FROM:** Chief Administrative Officer

**MEETING:** Council

**SUBJECT:** Addendum Report - 2017-461-RZ: 11641-227 Street  
Cash in- Lieu Rental Housing Option

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of two residential apartment buildings with approximately 153 residential units with a density of 2.0 FSR. To accommodate the proposed density, the applicant has voluntarily agreed to provide a portion of the building as rental, noting this is in keeping with their stated business model. Specifically, a total of 16 rental units have been proposed - 3 Affordable and 13 Market Rental Units. As is consistent with past practice, the rental housing units would be secured through a Housing Agreement.

Council granted first reading to Zone Amending Bylaw No. 7401-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment January 16, 2018.

On January 29, 2019, the application was considered by Council for second reading. During that meeting Council expressed an interest in re-visiting the in-kind contribution of the 13 market rental and 3 affordable rental units, and directed staff to discuss further with the applicant the option of providing a cash in-lieu contribution in exchange for the proposed increase in density.

This report summarises the outcomes of the ensuing discussions with the applicant to inform Council's further consideration of application 2017-461-RZ.

### RECOMMENDATION:

Council consider the following options:

- 1) That the necessary bylaw readings, as originally presented on January 29<sup>th</sup>, 2019, be granted and forwarded to the March 19<sup>th</sup> 2019 Public Hearing, retaining the Housing Agreement condition that secures the 13 market rental units and 3 affordable rental units for a period of 20 years; OR
- 2) That the terms and conditions for 2017-461-RZ as presented on January 29<sup>th</sup>, 2019, be amended to include a voluntary cash in-lieu contribution of \$256,000, along with an additional community amenity contribution of \$49,600 and that a Housing Agreement no longer be required to secure the future provision of affordable, rental and special needs housing; and that the necessary bylaw readings be granted and forwarded to the March 19<sup>th</sup> 2019 Public Hearing.

## DISCUSSIONS WITH APPLICANT

On January 29, Council directed staff to discuss with the applicant a cash in-lieu amenity option as an alternative to the direct provision of the proposed 16 rental units, secured by a Housing Agreement, given that the applicant is seeking a density bonus.

Through the subsequent discussions, the applicant proposed a cash in-lieu figure of \$20.00 a sq. ft. or an estimated figure of \$256,000. In addition, the applicant expressed an interest in maintaining the 16 units as market rental, however with the cash in-lieu, the units would not be secured by a Housing Agreement.

Lastly, through the discussions the applicant also recognised and agreed that in absence of a Housing Agreement, the 16 units would now be subject to Council's City-Wide CAC Policy 6.31. As a result, the applicant would be subject to an additional CAC rate of \$3,100 per unit for the 16 units for an estimated further contribution of \$49,600. Combined, the voluntary contributions stemming from this development becoming a fully market project is approximately \$305,600.00. This is in addition to the previously reported CAC contribution of \$424,700.00, which is derived from the \$3,100.00 CAC charge for the remaining 137 market units.

It is noted that in absence of more detailed financial analysis, it is difficult to determine at this time whether the proposed cash in-lieu figure represents appropriate compensation for the possible change in the project. Further, and should Council opt to proceed forward without requiring a housing agreement towards the possible conversion of the 16 units to market units, the originally terms and conditions as presented on January 29, 2019 will need to reflect the change and are presented in Appendix A. Such a change, however, will not alter the Zone Amending Bylaw as previously presented. Therefore, whichever option Council chooses, the application can precede to the March 2019 Public Hearing if Council grants second reading.

"Original signed by Brent Elliott"

---

**Prepared by:** Brent Elliott, MCIP, RPP,  
Manager of Community Planning

"Original signed by Brent Elliott" for

---

**Approved by:** Christine Carter, MPL, MCIP, RPP  
Director of Planning

"Original signed by Frank Quinn"

---

**Approved by:** Frank Quinn, MBA, P. Eng.  
General Manager, Public Works and  
Development Services

"Original signed by Paul Gill"

---

**Approved by:** Paul Gill, CPA, CGA  
Chief Administrative Officer

Attached:

Appendix A – Modified Recommendation Section to January 22 2019 COW First and Second Reading Report 11641 227 St

Appendix B – January 22, 2019 COW Report – First and Second Reading 11641 227 Street

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 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. 7525-2018 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;
- 2) That Official Community Plan Amending Bylaw No. 7525-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7525-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7525-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7401-2017 be amended as identified in the staff addendum report dated February 26<sup>th</sup>, 2019, 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) Road dedication as required;
  - iv) Subdivision of the subject property into two lots;
  - v) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map and Schedule "C";
  - vi) Registration of a Restrictive Covenant based on the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
  - viii) Registration of a Restrictive Covenant for Stormwater Management;
  - ix) Registration of a Statutory Right-of-Way plan and agreement for a trail;
  - x) The posting of necessary securities or construction of the trail on the subject property and on the City land to the west;
  - xi) Registration of a Restrictive Covenant for Stormwater Management;

- xii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- xiii) Registration of a Restrictive Covenant tying any tandem parking stall to one unit;
- xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xv) A Traffic Impact Assessment prepared at the sole cost of the proponent to the satisfaction of the City. The findings in the assessment may require the proponent to upgrade infrastructure at their sole cost;
- xvi) That a voluntary contribution in the amount of \$256,000.00 be provided in exchange for the bonus density requested; and
- xvii) That a voluntary contribution, in the amount of \$474,300 (\$3,100 unit X 153 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7525-2018;  
Second Reading  
Zone Amending Bylaw No. 7401-2017;  
First and Second Reading Housing Agreement Bylaw No. 7524-2018;  
11641 227 Street

**MEETING DATE:** January 22, 2019  
**FILE NO:** 2017-461-RZ  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of two residential apartment buildings with approximately 153 residential units. Council granted first reading to Zone Amending Bylaw No. 7401-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment January 16, 2018.

Two text amendments to the following Sections of the Maple Ridge Zoning Bylaw No. 3510-1985 are required. Firstly, to increase the density to a maximum floor space ratio (FSR) not to exceed a net density of 2.0 (FSR). The applicant is proposing a Density Bonus to construct 3 affordable rental and 13 market rental units in exchange for density. Secondly, to increase the height of the building from 4 storeys to 6 storeys which will be in accordance with Section 483 of the Local Government Act and through 11641 227 Street Housing Agreement Bylaw No. 7524-2018 (Appendix E).

Amendments to the OCP are also required; first to amend the *Conservation* boundary; and second, to amend the Low Rise Apartment land use designation to permit a 6 story development on this specific site.

The subject property is located within the Town Centre Area Plan boundaries and thus all market units are subject to the City Wide Community Amenity Contribution Program. This application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit) for an estimated amount of \$474,300.00.

Park land dedication was provided through a previous development application, but the applicant is providing a trail through the north section of the property for the public to access the park site to the west.

## RECOMMENDATIONS:

- 1) That, in accordance with Section 475 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. 7525-2018 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;
- 2) That Official Community Plan Amending Bylaw No. 7525-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7525-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7525-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7401-2017 be amended as identified in the staff report dated January 22, 2019, be given second reading, and be forwarded to Public Hearing;
- 6) That 11641 227 Street Housing Agreement Bylaw No. 7524-2018 be given first and second readings;
- 7) 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) Road dedication as required;
  - iv) Subdivision of the subject property into two lots;
  - v) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map and Schedule "C";
  - vi) Registration of a Restrictive Covenant based on the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
  - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
  - viii) Registration of a Restrictive Covenant for Stormwater Management;
  - ix) Registration of a Statutory Right-of-Way plan and agreement for a trail;
  - x) The posting of necessary securities or construction of the trail on the subject property and on the City land to the west;
  - xi) Registration of a Restrictive Covenant for Stormwater Management;

- xii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- xiii) Registration of a Restrictive Covenant tying any tandem parking stall to one unit;
- xiv) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that 3 units will be Affordable Rental Units and 13 units will be Market Rental Units that will be restricted to residential rental units;
- xv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xvi) A Traffic Impact Assessment prepared at the sole cost of the proponent to the satisfaction of the City. The findings in the assessment may require the proponent to upgrade infrastructure at their sole cost; and
- xvii) That a voluntary contribution, in the amount of \$474,300 (\$3,100 unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Bissky Architecture and Urban Design Inc.  
Wayne Bissky

Legal Description: Lot 1, D.L. 401, NWD, Plan BCP24521

OCP:  
Existing: Low-Rise Apartment and Conservation  
Proposed: Low-Rise Apartment and Conservation

Zoning:  
Existing: RS-1 (One Family Urban Residential)  
Proposed: RM-2 (Medium Density Apartment Residential)

### Surrounding Uses:

North: Use: Park  
Zone: RS-1 (Single Detached Urban Residential)  
Designation: Conservation, Low-Rise Apartment

South: Use: Apartment  
Zone: RM-2 (Medium Density Apartment)  
Designation: Low-Rise Apartment, Conservation

East: Use: Single Family, Senior's Assisted Living Apartment  
Zone: RS-1 (One Family Urban Residential), CD-1-00 (Comprehensive Development)  
Designation: Single Family Residential, Low-Rise Apartment

West:            Use:            Park  
                      Zone:            RS-1 (Single Detached Urban Residential)  
                      Designation:    Conservation, Low-Rise Apartment

Existing Use of Property:            Vacant, except for a discontinued temporary Sales Office for an adjacent development  
 Proposed Use of Property:            RM-2 (Medium Density Apartment Residential District)  
 Site Area:                                1.425 ha (3.5 acres)  
 Access:                                    227<sup>th</sup> Street  
 Servicing requirement:                Urban Standard

## 2) **Project Description:**

The applicant has applied to rezone the 0.55 ha (1.36 acres) of the southern portion of the subject property (Appendix A) to RM-2 (Medium Density Apartment Residential District) leaving the remainder of the property zoned RS-1 (One Family Urban Residential) for future development. The applicant is proposing to subdivide that portion of the subject property which will remain RS-1 (One Family Urban Residential) from the portion currently under application for rezoning.

The proposed development will consist of approximately 153 residential units with a density of 2.0 FSR. The proposal will consist of two apartment buildings 6 storeys in height and mezzanines stepping down towards the 227<sup>th</sup> Street. The parking will be accommodated in an underground parkade. A new trail will be accommodated at the north end of the subject property to provide an additional access point to the trails to the west of the subject property.

The proposal will include some rental housing units secured through a Housing Agreement. A total of 16 rental units will be provided - 3 Affordable and 13 Market Rental Units.

<b><u>Summary of Development</u></b>	
Number of Residential Units	153
Number of Rental Units. Affordable and Market Units.	3 Affordable Units 13 Market Units
Height of Building	6 Storeys above ground with two levels of parking below ground

The form and character of the development is to promote a cohesive building style and strong pedestrian oriented urban realm in Maple Ridge Town Centre by ensuring new buildings, renovations and/or additions have consistent architectural and urban design setbacks form, mass and height. In addition it helps to define the street and sidewalk areas as active public spaces. Further details of the design will be provided in a report to Council at the Development Permit stage.

Planning Analysis:

### i) **Official Community Plan:**

The subject property is located in the North and South View Precinct of the Town Centre Area Plan and is designated Low-Rise Apartment and Conservation. The Town Centre Area Plan Zoning Matrix identifies that under the Low-Rise Apartment Designation RM-2 (Medium Density Apartment) is an appropriate zone for the designation. (Appendix B)

The Low-Rise Apartment designation is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground. The proposed development parking will be located within an underground parkade. As discussed later in this report, the applicant is proposing a 6 storey development. In order to accommodate the proposed height a site specific text amendment to the Low Rise Apartment land use designation in the Town Centre Plan has also been put forth. Staff acknowledge that 6 storey wood frame construction is becoming increasingly more common, and as such may warrant a future review of the Low Rise Apartment designation, through a separate staff effort.

Chapter 3 of the OCP, entitled “Neighborhoods and Housing”, identifies several critical housing issues, one of these is housing affordability. Housing affordability is of particular concern for both homeowners and renters living in the community. Core Need is a term used by senior government to determine eligibility for social housing subsidies. A household is considered to be in core need when appropriate housing costs more than 30% of its gross income in shelter costs (either rent or mortgage payments). Housing affordability is also an issue for renters. The amount of residents spending greater than 30% of gross income on housing is an issue of concern because it’s an indicator that these residents have less disposable income available for other basic needs, such as food, transportation, clothing, recreation and leisure. In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income as defined by the Canada Mortgage and Housing Corporation (CMHC). However, the City of Maple Ridge Housing Action Plan further defines affordable housing as follows: Affordable housing is housing that is adequate in standard and does not cost so much that individuals and families have trouble paying for other necessities such as food, health, and transportation on an ongoing basis.

The following OCP policies and accompanying policies from the City’s Housing Action Plan seek to address the issues of housing affordability, rental and special needs housing:

*Policy 3-30 “Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities.”*

*Policy 3-31 “Maple Ridge supports the provisions of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless District-wide vacancy rates are within a healthy range as defined by the Canada Mortgage and Housing Corporation.”*

*Policy 3-32 “Maple Ridge supports the provisions of affordable, rental and special needs housing throughout the City. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.”*

*Policy 3-33 “Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.”*

#### Maple Ridge Housing Action Plan

*Maple Ridge’s vision and commitment towards housing is encompassed in this statement contained in the Maple Ridge Housing Action Plan (MRHAP):*

*“Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority.”*

The proponent supports these policies with the provision of rental housing market and non-market units secured through a Housing Agreement (Appendix "E"). The designated rental units will be secured as such for a period not exceeding 20 years.

**ii) Zoning Bylaw:**

A portion of the subject property is proposed to be rezoned to RM-2 (Medium Density Apartment Residential) to accommodate the development. To accommodate the project, site specific changes to the RM-2 (Medium Density Residential) zone are proposed. They are as follows:

- 1.) Increase the permitted net density from 1.8 to 2.0 FSR, and
- 2.) Increase the building height from 15 metres (4 storeys) to 22 metres (6 storeys).

The BC Building Code now permits up to 6 stories in wood frame construction. It is likely the City will be seeing more requests for taller RM-2 zoned buildings. We have already had a number of such structures either built or in the approval process. The additional density of 0.2 FSR are being considered in exchange for the rental housing provisions of the development. This Density Bonus of 3 rental and 13 market rental units secured through a Housing Agreement. The corresponding height increase is proposed to accommodate the bonus floor space and is in keeping with the aforementioned market directions for wood frame construction.

**iii) Off-Street Parking And Loading Bylaw:**

Town Centre Parking Standards	Required	Proposed
Residential	1.5 per dwelling unit = 1.5 x 153 = 230 spaces rounded up	232 spaces
Visitor	Visitor 0.2 per dwelling unit = 0.2 X 153 = 31 spaces rounded up	32 spaces underground
Disabled Space	4	6

As indicated in the chart above the project has slightly exceeded the parking requirements of the Off-Site Parking and Loading Bylaw No. 4350-1990.

**iv) Proposed Variances:**

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

The requested variances to RM-2 (Medium Density Apartment Residential) zone will be the subject of a future Council report.

Detail	Required	Proposed
Front Yard Setback	7.5 m	1.6 m
Side Yard Setback	7.5 m	1.3 m (south side yard)

v) **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on July 18, 2018.(see Appendix G and H)

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

*That File No. 2017-461-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:*

**Landscape Comments:**

1. *Add tree plantings near the walkway on the West side and more benches to the South end;*
2. *Consider enhancing the vehicle emergency access with movable features to supplement the amenity space;*
3. *Enhance the surface treatment to define the pedestrian connection between building entrances and the amenity space;*
4. *Incorporate public art into the site;*
5. *If possible, add foundation planting at site along 227 Street;*
6. *Provide site sections with landscape detail to demonstrate treatment between buildings and property lines and rain gardens;*
7. *Widen the path or reduce the number of risers to eliminate the pinch point at the South stairway onto the perimeter path;*
8. *Consider adding amphitheater seating to site;*
9. *Add waste receptacles at the outdoor benches;*
10. *Consider lighting along the meandering path.*

**Architectural Comments:**

1. *Re-evaluate and apply rationalization of material placement on facades;*
2. *Re-evaluate the architectural expression of the entry through colour or massing;*
3. *Relocate the elevators to be more central in building 2;*
4. *Provide articulation of material transitions;*
5. *Rationalize the details of the other elevations to the blank wall to the North elevation of building 2.*

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting was held at the Fraserview Village Banquet Hall on September 6, 2018. Approximately, sixty (60) 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:

- "Some guests did not support the 1.5m requested relaxation on the front yard setback along 227<sup>th</sup> Street.
- Some of the people who live at 11609 227<sup>th</sup> Street expressed the following concerns:
  - They felt that their building is slowly sliding east into the adjacent ravine. Therefore, they are concerned about the geotechnical stability of the development site and the potential impact construction of the proposed development will have on the stability of their building.
  - They are concerned about firefighting and cleaning equipment access to their building, specifically on its north side.
  - They are concerned about the impact the building will have on their views to the north and west.
- Some guests expressed concern about parking in the area.
- Many guests expressed concern about the City's homeless and drug addicted population.
- Some guests noted that they are disappointed with the existing roundabout at the intersection of 227<sup>th</sup> Street and Hollywood Avenue.
- Some guests expressed concern that the City will install a traffic light at the intersection of 227<sup>th</sup> Street and the Haney Bypass.
- Several guests expressed disappointment that a representative from the City was not at the meeting.
- Some guests noted that they were in support of the project in general.
- Two guests submitted comments sheets the following are the comments.
  - One expressed disappointment that the City did not send a representative to the meeting and also expressed concern about what the City will be proposing in the environmental dedication.
  - Another expressed concern about the geotechnical stability of the development site."

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

- **"1.5 m setback variance along 227<sup>th</sup> Street** – The 1.5m setback variance along 227<sup>th</sup> Street is appropriate for this site as the existing road right of way, boulevard, and sidewalk will remain. Additionally, the 1.5m setback allows for a more urban feel to the streetscape as the road rises north towards Lougheed Highway. All setbacks adjacent to the green belt and adjacent neighbours meet or exceed the setback requirements.
- **Firefighting and Cleaning Equipment Access to the Existing Building to the South** – The BC Building Code would not typically require that firefighting access be provided all the way around a building. The Architect promised to forward this concern to the developer for follow up.
- **Geotechnical Stability of the Soils** – A geotechnical investigation and report has been completed for the site by a professional geotechnical engineer. The building has been designed and will be constructed in accordance with its recommendations. Additionally, the geotechnical engineer will visit the site regularly during construction to ensure the report is complied with.
- **Views of the Adjacent Buildings** – There is a 7.5m setback from the south property line; residents in the adjacent building will maintain a view to the east towards the environmental dedication.

- **Parking** – The building includes two levels of underground parking and the number of stalls provided is in accordance with the City's Parking and Loading Bylaw.
- **Homeless** - Guests concerned about homeless and drug addition were encouraged to contact their City's and Provincial politicians.
- **Existing Roundabout** – Guests concerned about the existing roundabout at 227<sup>th</sup> Street and Hollywood Avenue were encouraged to contact the Engineering Department.
- **Traffic Light on the Haney Bypass** – Guests concerned about the potential traffic light on the Haney Bypass were encouraged to contact the Ministry of Transportation and Infrastructure.
- **No City Representative** – Guests were informed that the City does not typically attend development information meetings, but were encouraged to contact the City if they have any questions for City Staff.
- **Environmental Dedication** – The environmental dedication is a requirement of the City and the City will determine the final use of the area."

#### **viii) Parkland Requirement:**

For this project, there was sufficient land dedicated under a previous development application to fulfill the parkland dedication Environmental DP requirements for the site.

Even though this has been achieved the applicant has worked with the Parks and Recreation Department to incorporate a trail on the northern portion of the subject property to achieve an additional linkage into the park which will improve both access and security in the park.

#### **3) 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.

At this time, the Ministry has granted preliminary approval of the development application.

The applicant is required to do a traffic impact study due to its proximity to the Haney By-Pass as well as being located in the Town Center boundary.

#### **Interdepartmental Implications:**

##### **i) Engineering Department:**

The Engineering Department has reviewed the proposal and detailed comments have been forwarded to the applicant. (Appendix L) The normal urban standard road upgrades will be required on 227 Street and will include those outlined in Subdivision and Development Services Bylaw. This work will include: new concrete curb and gutter; sidewalk; bike lanes; sanitary sewer and water connections; civil design package; storm sewer achieving the 3 Tier Criteria; street lights; street trees, and under ground wiring. The following studies will also be required:

- Geotechnical
- Watermain analysis;
- Sewer analysis; and
- Traffic Impact study.

Please note this is only a summary of the extensive Engineering comments received by the Planning Department. The applicant should carefully review the detailed comment's provided then and act accordingly. These conditions will form the basis of a Rezoning Servicing Agreement and will be subject to change as the project proceeds.

**ii) Parks & Leisure Services Department:**

The applicant has agreed to provide a trail connection along the northern portion of the property to provide an additional connection to the park (Appendix "J"). In addition, the applicant has agreed to build a trail within the park running north and south at the top of the east slope.

**iii) Fire Department:**

The Fire Department has no issue with the application moving forward, a more detailed review of the site layout and building plans will be required.

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

Pursuant to Section 476 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 August 23, 2018 and the School Board made the following comments:

- The proposed application would affect the student population for the catchment areas currently serviced by Golden Ears Elementary and Thomas Haney Secondary School.
- Golden Ears Elementary has an operating capacity of 526 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 484 students (93% utilization) including 178 students from out of catchment.
- Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 724 students from out of catchment (Appendix I).

**5) 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 477 of the *Local Government 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 determined to have no impact.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7525-2018, that second reading be given to Zone Amending Bylaw No. 7401-2017 as amended; First and Second Reading be given to 11641 227 Street Housing Agreement Bylaw No. 7524-2018 and that application 2017-461-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

---

*Prepared by:* **Wendy Cooper, MCIP,RPP**  
**Senior Planning Technician**

“Original signed by Christine Carter”

---

*Reviewed 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**

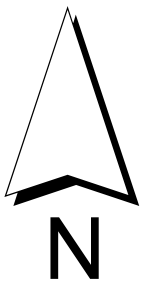
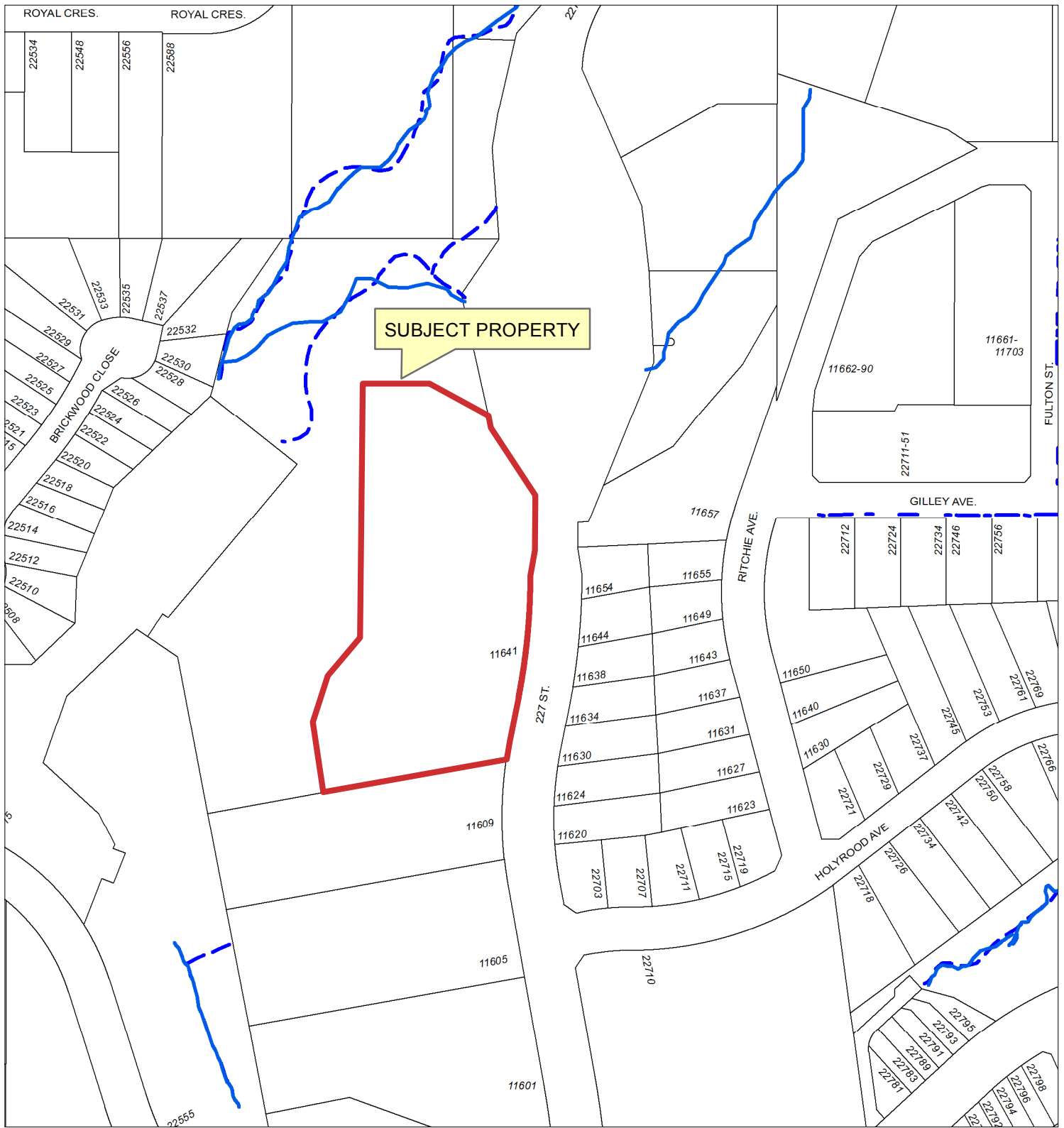
“Original signed by Paul Gill”

---

*Concurrence:* **Paul Gill, BBA, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7525-2018  
Appendix D – Zone Amending Bylaw No. 7401-2017  
Appendix E – Housing Agreement Bylaw No. 7524-2018  
Appendix F – Site Plan  
Appendix G – Building Elevation Plans  
Appendix H –Landscape Plan  
Appendix I –School District 42  
Appendix J – Proposed Trail  
Appendix K – Proposed Variances  
Appendix L – Engineering Comments



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

11641 227 STREET

PLANNING DEPARTMENT



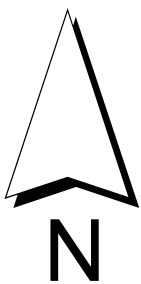
MAPLE RIDGE

British Columbia

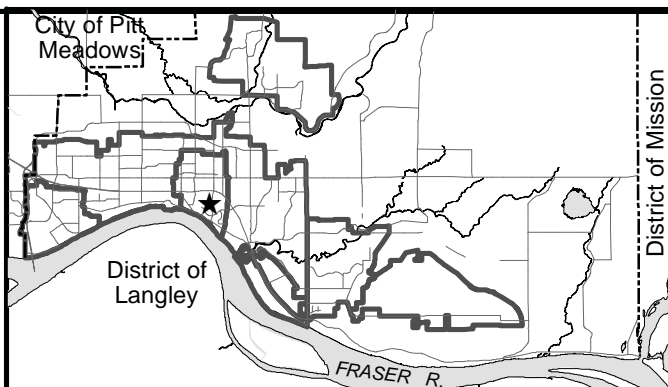
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-461-RZ  
DATE: Oct 13, 2017

BY: LP



Scale: 1:2,500



11641 227 STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2017-461-RZ  
DATE: Oct 13, 2017

BY: LP

**CITY OF MAPLE RIDGE  
BYLAW NO. 7525-2018**

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

---

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedules "A" & "C" to the Official Community Plan;

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

1. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is hereby amended for a portion of land described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 989, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown from conservation to Low-Rise Apartment.

2. Schedule "C" is hereby amended for a portion of land and premises known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 990, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by removing Conservation.

3. Schedule "A" Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations, Subsection 3-22 Low- Rise Apartment is amended by adding :

- a) Notwithstanding the above, a Low-Rise Apartment development be of a minimum of three (3) storeys and a maximum of six (6) storeys is only permitted for property located at Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521.

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

**READ** a first time the 26<sup>th</sup> day of February, 2019.

**READ** a second time the 26<sup>th</sup> day of February, 2019.

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

**READ** a third time the   day of       , 20 .

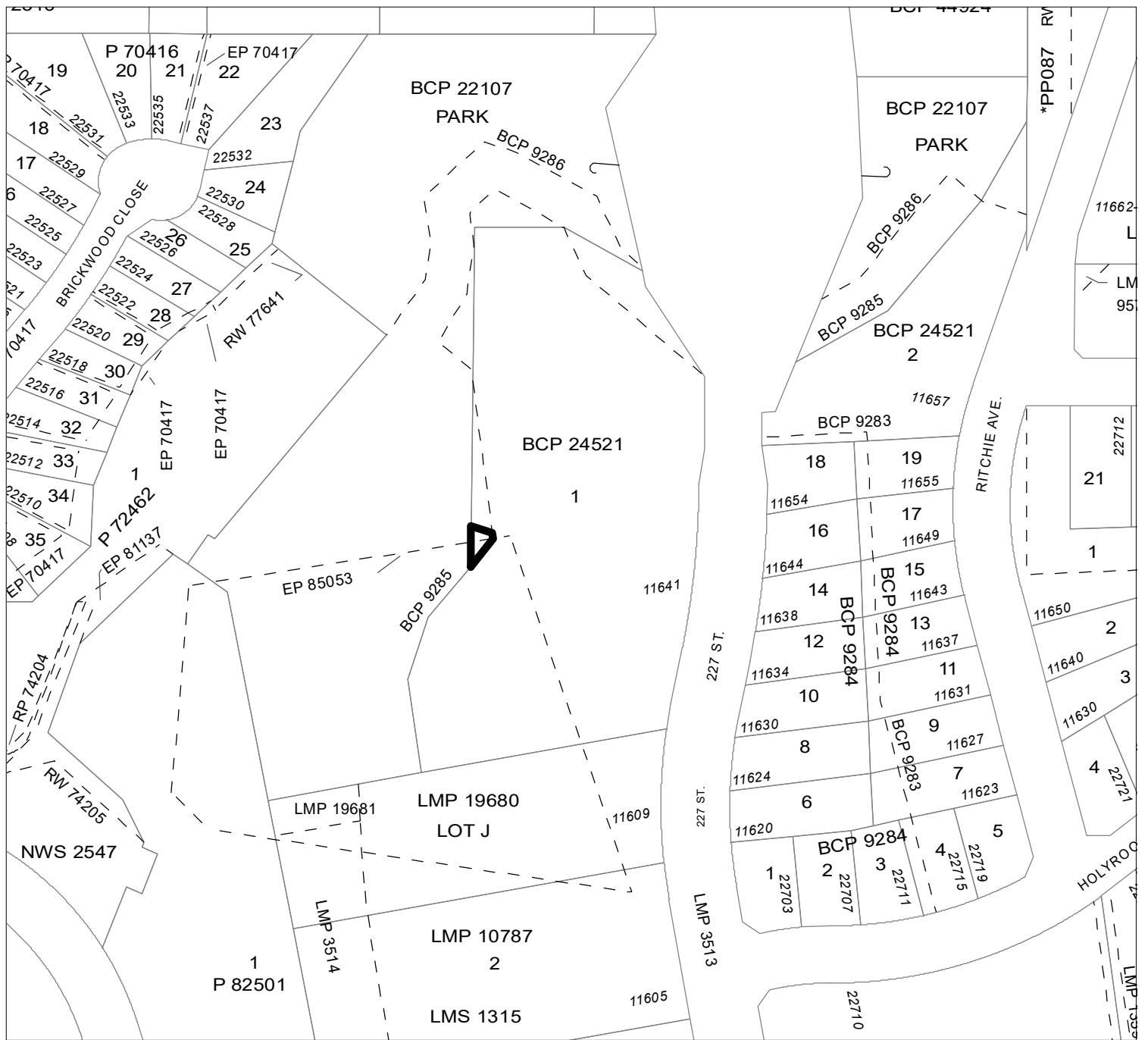
**ADOPTED** the       day of       , 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

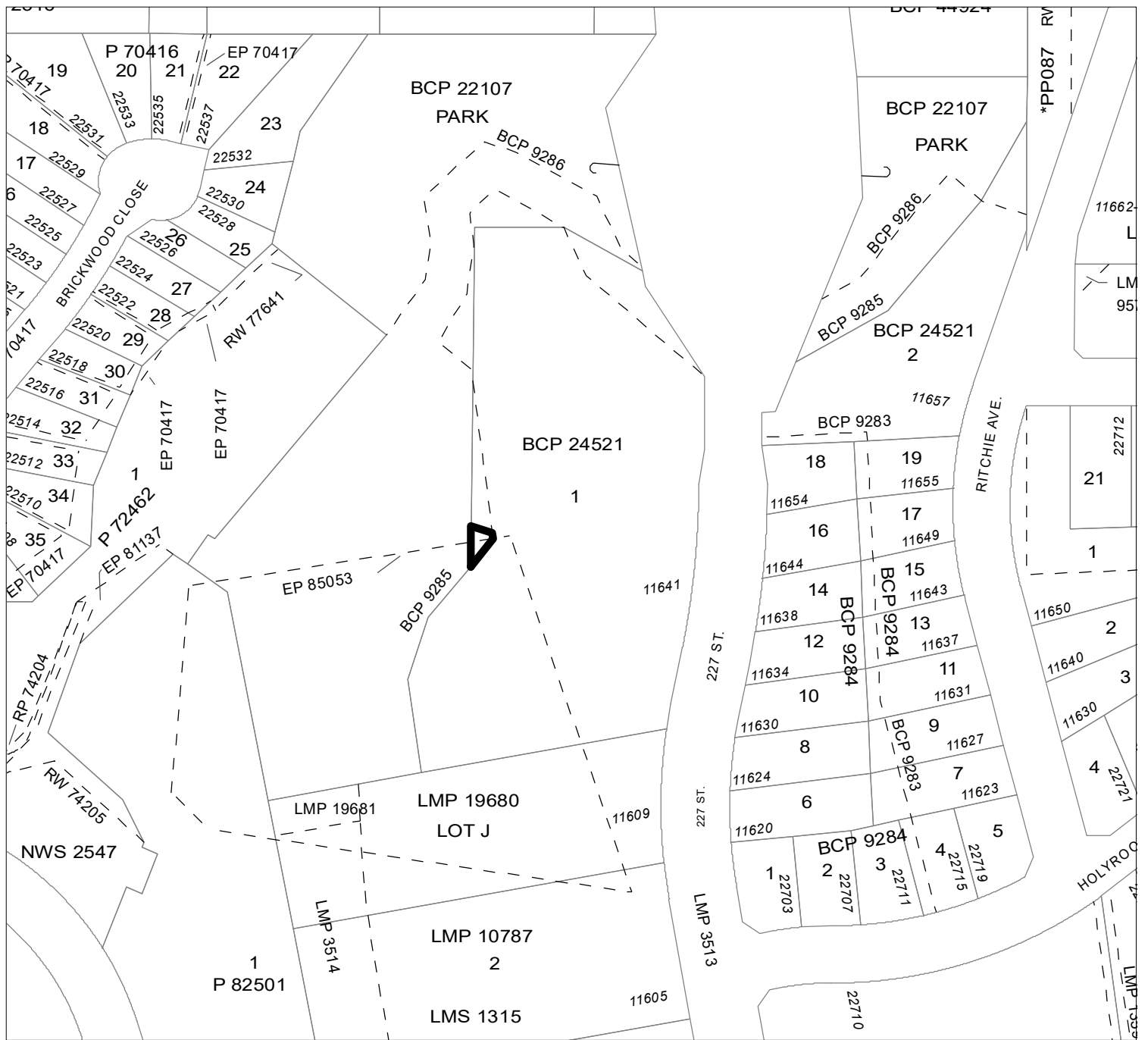


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7525-2018  
 Map No. 989  
 Purpose: To Amend Town Centre Area Plan Schedule 1  
 From: Conservation  
 To: Low-Rise Apartment



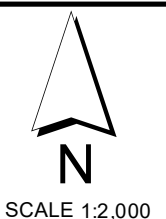
SCALE 1:2,000



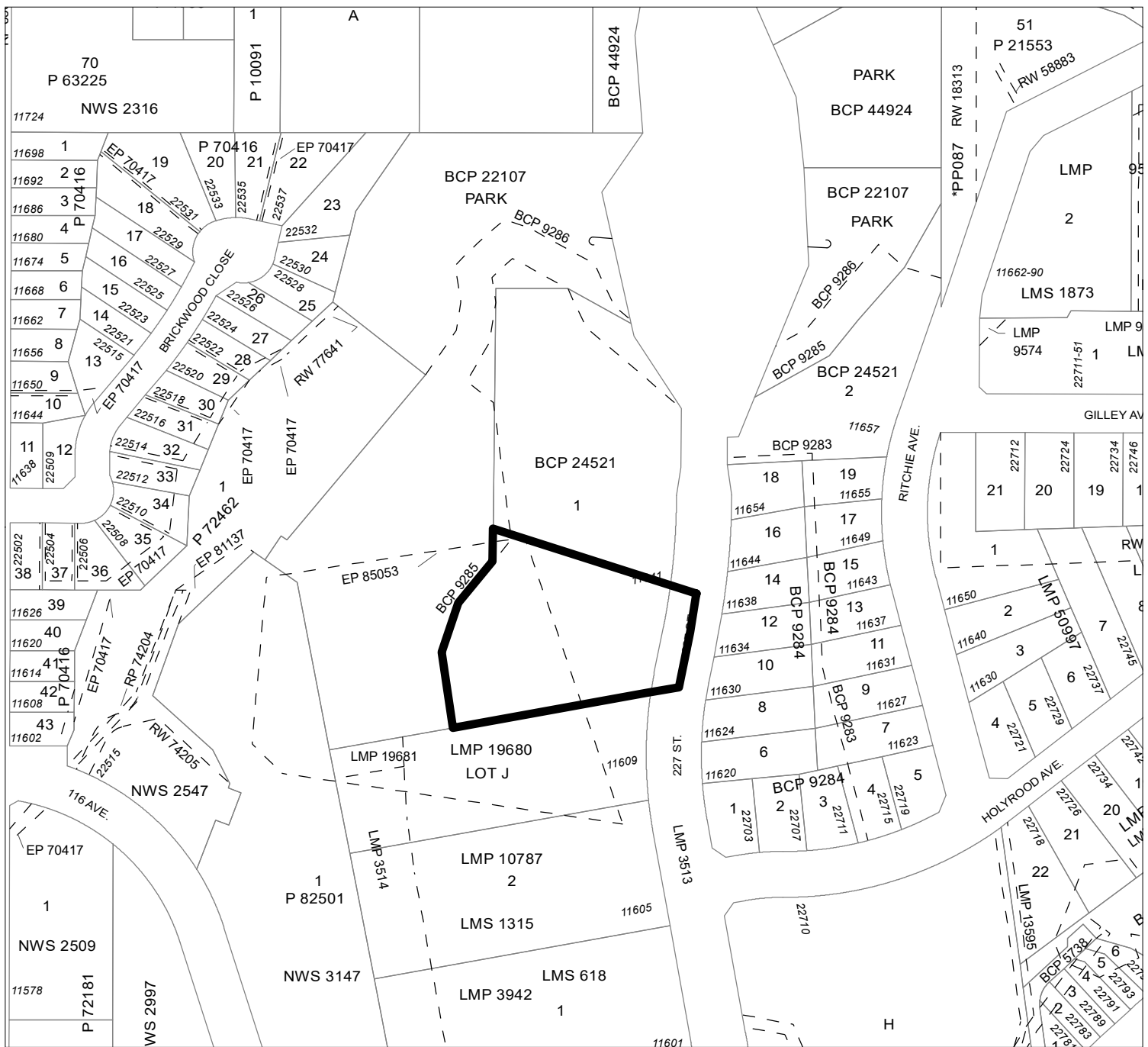
# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7525-2018  
 Map No. 990  
 Purpose: To Amend Schedule C as shown

 To Remove from Conservation



CORPORATE OFFICER



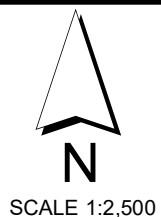
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7401-2017

Map No. 1738

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



7.5m Geotechnical setback line (See Valley Geotech's Report)

Proposed Bldg # 2  
Main Floor Elevation (28.7m)  
127'-0"

Top of Podium Paving 38.5m (126')

Proposed Bldg # 1  
Main Floor Elevation (26.7m)  
127'-0"

Ramp Up

Vehicular Access

Footpath Turning Railing

Municipal Sidewalk

Adjacent 4 storey apartment bldg

227th Street

2 SITE PLAN - South Side  
Scale: 1:200



A 1.2

A 1.2



① View from 227th Street

View from North-East Corner of Site



② View from N-W

ISSUED DRAWINGS:

Copyright © 2017 by Wayne Stephen Bissky Architecture, Inc. All rights reserved. This drawing is the property of Wayne Stephen Bissky Architecture, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Wayne Stephen Bissky Architecture, Inc.

**153 Unit RM-2 Multi-Family Dev't**  
 City Address: 1584-227th Street, Maple Ridge BC  
 Legal Address: Lot 1 District Lot 491 Group 1  
 New Westminster District Plan (2017) 021  
 FID #: 050-221-433

Perspective Vignettes

**WAYNE STEPHEN BISSKY**  
 ARCHITECTURE & URBAN DESIGN, INC.  
 PLANNING INTERIOR DESIGN  
 401-223-1234 (local) 401-223-1234  
 401-223-1234 (toll free) 1-800-223-1234  
 401-223-1234 (cell) 401-223-1234  
 401-223-1234 (fax) 401-223-1234  
 401-223-1234 (email) wsb@wsb.ca

Date: Oct 12, 2017  
 Scale: As Noted  
 Drawn: BT  
 Project ID: 1716

Sheet  
 A 7.0



1 View from South-West Corner of Site



2 View from 227th Street

ISSUED DRAWINGS

Copyright Reserved  
This drawing is the property of Wayne Stephen Bissky Architecture & Urban Design Inc. It is to be used only for the project and site identified on the title block. No part of this drawing may 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 written permission from Wayne Stephen Bissky Architecture & Urban Design Inc.

153 Unit RM-2 Multi-Family Dev't

Site Address: 1564-227th Street, Maple Ridge BC

Legal Address: Lot 1 District of 431 Group 1

Legal Address: New Westminster District Plan (R2P) 101

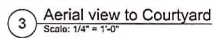
FD #: 002-221-533

Perspective Vignettes

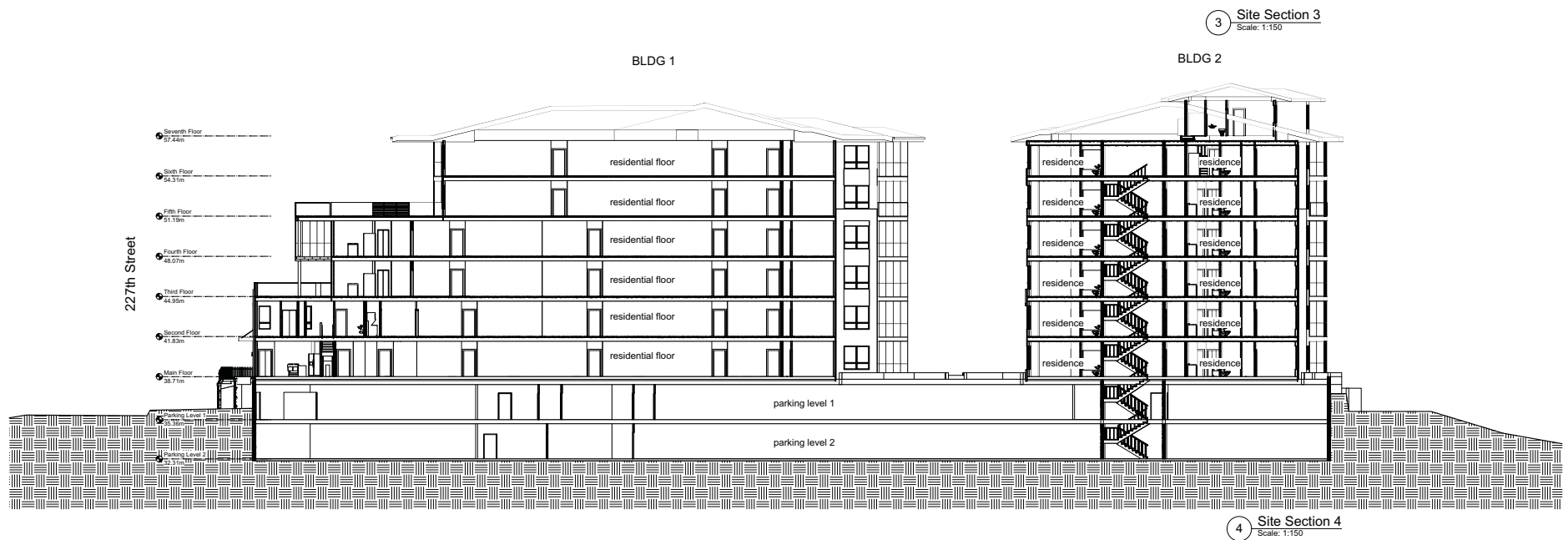
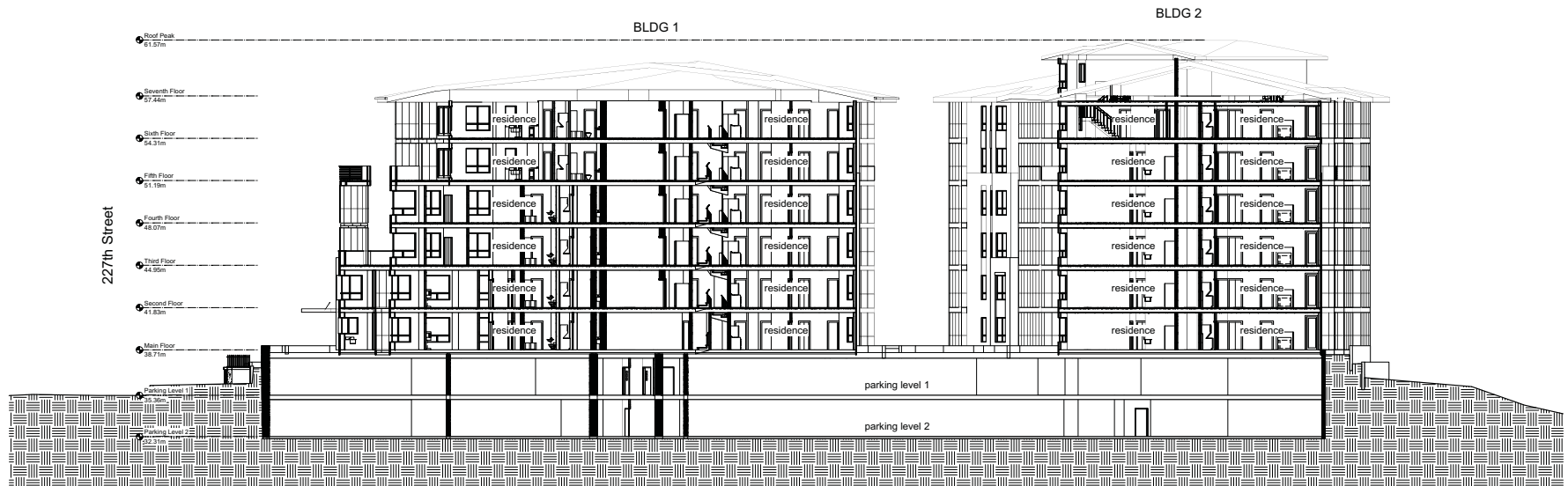
WAYNE STEPHEN BISSKY  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN  
404-227-1234  
1564-227th Street, Maple Ridge BC  
V2X 6A8  
www.wsbissky.com

Date: Oct 12, 2017  
Scale: As Noted  
Drawn: BT  
Project ID: 1716

Sheet  
A 7.1



A 7.2



ISSUED DRAWINGS	
<p>Copyright Reserved</p> <p>Further to AEC 2017, all plans, sections, elevations, and details are the property of the Architect. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.</p> <p>Client: 153 Unit RM-2 Multi-Family Dev't</p> <p>Site Address: 153 Unit RM-2 Multi-Family Dev't</p> <p>Legal Address: Lot 1 District 401 Group 1</p> <p>New Westminster District Plan BCP24621</p> <p>PG #:</p>	
<p>Wayne Stephen Bissky</p> <p>ARCHITECTURE &amp; URBAN DESIGN INC.</p> <p>PLANNING INTERIOR DESIGN</p> <p>4041 22nd Avenue, Suite 100</p> <p>Westminster, BC V6E 1A1</p> <p>Phone: 604-447-4333</p> <p>Fax: 604-447-4333</p> <p>Website: www.wsbissky.com</p>	
Date:	Oct 12, 2017
Scale:	1:150
Drawn:	BT
Project ID:	1716
Sheet	
A 2.1	



2 Materials - Third Floor Terrace  
Scale: 1:200

1 Materials - South Side  
Scale: 1:200

NOTES IN RED  
REFERENCE OUR  
RESPONSE TO THE  
ADP COMMENTS

ISSUED DRAWINGS
11444 DEVELOPMENT PERMIT 11441 DEVELOPMENT PERMIT
Copyright Reserved This drawing is the property of Greenway Landscape Architecture. Use for any purpose other than that intended is prohibited without the written consent of Greenway Landscape Architecture. Use for any purpose other than that intended is prohibited without the written consent of Greenway Landscape Architecture.
153 Unit RM-2 Multi-Family Dev't
Client Address: 1164-227th Street, Maple Ridge BC Legal Address: Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP54621
PD #: 026-721-035
Landscape Materials
Greenway Landscape Architecture 2280 West 4th Avenue Vancouver BC V6L 1A1 Tel: 604-461-1710 E: paul@greenway.ca
Date: June 2018
Scale: 1:200
Drawn: PACW
Project ID: 1811
Sheet: L1.0



August 31, 2018

City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Attention: Wendy Cooper

Dear Ms. Cooper:

Re:       **File #:**       2017-461-RZ  
          **Legal:**       Lot: 1, D.L.: 401, Plan: BCP24521  
          **Location:**   11641 227 Street  
          **From:**       RS-1 (One Family Urban Residential)  
          **To:**          RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Golden Ears Elementary and Thomas Haney Secondary School.

Golden Ears Elementary has an operating capacity of 526 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 484 students (93% utilization) including 178 students from out of catchment.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 724 students from out of catchment.

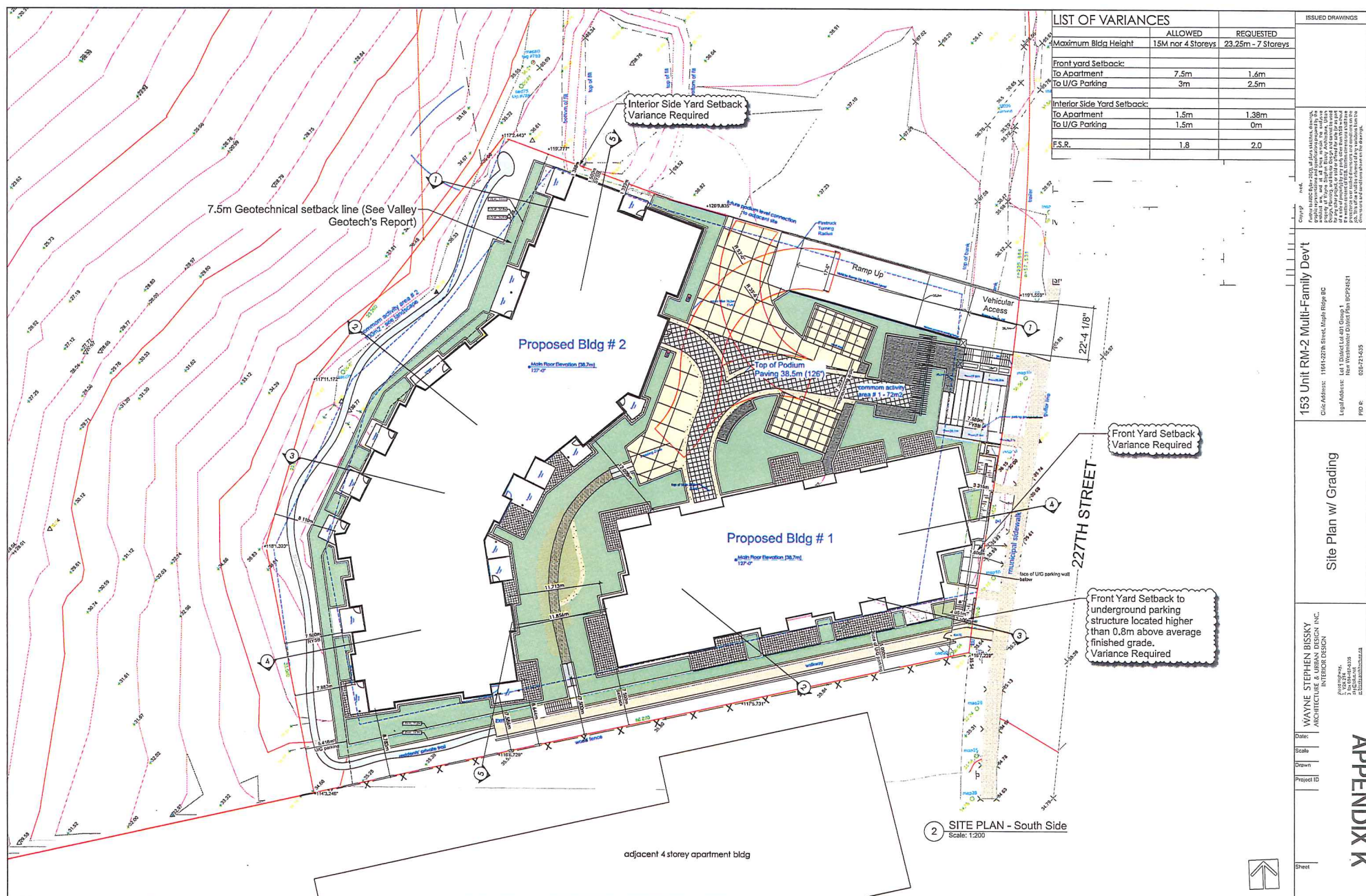
Sincerely,

Flavia Coughlan  
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc:       Rick Delorme  
          David Vandergugten  
          James Clarke





LIST OF VARIANCES		ALLOWED	REQUESTED
Maximum Bldg Height	15M nor 4 Storeys	23.25m - 7 Storeys	
Front yard Setback:			
To Apartment	7.5m	1.6m	
To U/G Parking	3m	2.5m	
Interior Side Yard Setback:			
To Apartment	1.5m	1.38m	
To U/G Parking	1.5m	0m	
F.S.R.	1.8	2.0	

Copyright © 2014, Elsevier Inc. All rights reserved.

## REZONING APPLICATION REVIEW

To: Planning Department (Wendy Cooper)  
 From: Engineering Department (Eric Morin)  
 Date: November 14, 2018  
 RZ NO: 2017-461-RZ  
 ENG. FILE No.: 5245-20-2017-461

---

Required Services Exist:

All Required Services Do Not Exist: X

---

Deficient Services Which Could be Provided By Rezoning Servicing Agreement Are:

Service / Comment

1. Curb & Gutter.  
 YES. New concrete curb and gutter required along the West side of 227 Street as described in the roads section.
  
2. Road.  
 YES. Road upgrades are required along the West side of the 227 Street as a condition of rezoning. The East side curb line has previously been established and will remain. Upgrades along the West wide will include asphalt widening to allow for a parking lane and bike lane, a new curb line and sidewalk from the south property line of the site to the north property line of the side.  
  
 Furthermore, the design will also need to incorporate road upgrades north of the site to match the existing cross section south of the chances casino parking lot. Parking will be eliminated north of the site and the road cross section will narrow to include 2 travel lanes, 2 painted bike lanes, new curb line and sidewalk.
  
3. Sanitary Sewer.  
 YES. The sanitary sewer will need to be extended north of the subject site and a new sanitary service connection installed. The sizing will need to be determined by the developers engineering and submitted as part of the Civil Design package.  
  
 The existing downstream system will need to be evaluated by the City's modeling consultant, any upgrades identified in the model as a result of this development will be the responsibility of the developer. A cost estimate will be provided to the developer once received.
  
4. Sidewalk.  
 YES. New concrete sidewalk is required along the West side of 227 Street as described in the roads section.

5. Storm Sewer/Drainage.

YES. There is an existing storm sewer fronting the property, a storm catchment analysis will need to be completed by the developers engineer to confirm the existing sewers have sufficient capacity to support this development. A new storm service connection will be required to service the development and sized by the developers engineer. In addition, a storm water management plan must be submitted and must adhere to the 3 Tier criteria outlined in the City Design Criteria Manual.

6. Street Lighting.

YES. Street lighting will need to be replaced with new 9m Davit poles. Street lighting to be LED, street light design must be submitted with the Civil package.

7. Street Trees.

YES. Street trees are required across the property frontage. Street tree plan is required along with the Civil package.

8. Underground Wiring.

YES. All wiring to be provided underground.

9. Watermain.

YES. There is an existing watermain fronting this property that will need to be analyzed by the City's modeling consultant. Once the modeling study is completed, any upgrades identified by the model will be the responsibility of the developer.

A new water service connection will also be required to service the subject site, the sizing of the service connection will be done by the developers engineer. The water service connection must be installed by City crews at the developers cost. Once received, a cost estimate will be provided for the above.

10. Building Removal Required ?

YES. There is an existing sales center building at the South extremity of the site that will need to be removed as a condition of rezoning.

11. Estimates from Operations ?

YES. Estimate will be required for a new water service connection. size will be confirmed by the developers engineer and forwarded to operations for estimating.

12. Geotechnical Considerations

YES. A geotechnical report was submitted with the application. The report speaks to the building providing one level of underground parking, this should be clarified as the architectural drawings show 2 level of underground parking, one being mostly at grade and the 2nd level approximately 3-3.5 m below existing grade. The report further states that the subsurface conditions include Haney Clays at the 1.8m mark and subbase preparation of the foundation should be prepared as recommended in the report. It is expected that ground water may be encountered with the excavation and the ESC plan for the onsite works will need to identify how this will be managed on site.

13. Insert Other Processes if Required

✓ YES.

A) There is a rezoning application (2018-332-RZ) on the subject site for the temporary use of a sales center at the North extremity of the site. A new temporary driveway access has been granted for the purpose of accessing the presentation center only. The developer has been informed that this access is not to be used as a construction access or to create a loop road for ingress egress purposes.

B) A traffic impact study is required from this development, due to its proximity to the Haney By Pass as well as being located in the Town Center boundary.

14. Road Dedication Required ?

YES. Approximately 2m of road dedication will be required from the West side of the road.

15. Servicing Estimate ?

No. A servicing estimate will be provided once the off site civil drawings have been submitted.

16. U/G Hydro/Tel Required ?

YES. All utility service connections to be provided underground. Ducts must be installed for Hydro, Telus, Shaw.

17. Watercourse Policy ?

YES. All works must be in accordance with the watercourse protection bylaw.