

City of Maple Ridge

**COMMITTEE OF THE WHOLE  
AGENDA  
March 19, 2019  
1:30 p.m.  
Council Chamber**

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

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**Chair: Acting Mayor**

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
  - 2.1 Minutes of the Committee of the Whole Meeting of March 5, 2019
3. **DELEGATIONS/STAFF PRESENTATIONS**
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

**Note:**

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

**1101 2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2**

Staff report dated March 19, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7533-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a 4 unit Courtyard residential project be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**1102 2017-124-RZ, 12555, 12599, 12516 and 12511 241 Street, RS-3 to RS-2**

Staff report dated March 19, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019 to adjust the areas designated *Conservation* be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7343-2017 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision and a 8.19 hectare (20 acre) park dedication be given second reading and be forwarded to Public Hearing.

**1103 Aquifer Mapping Update**

Staff report dated March 19, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7511-2018 to amend figure 7 Aquifer Map be given first reading.

**1104 2016-009-DVP, 23729 Dewdney Trunk Road**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-009-DVP respecting property located at 23729 Dewdney Trunk Road.

**1105 2018-200-DVP, 23525 Dogwood Avenue**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-200-DVP respecting property located at 23525 Dogwood Avenue.

**1106 2017-078-DVP, 22368 North Avenue**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-078-DVP respecting property located at 22368 North Avenue.

**1107 2017-078-DP, 22368 North Avenue**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-078-DP respecting property located at 22368 North Avenue.

**1108 2013-117-DP, 12182 228 Street**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2013-117-DP respecting property located at 12182 228 Street.

**1109 2019-069-DP, 22255 Dewdney Trunk Road**

Staff report dated March 19, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2017-061-DP and that the Corporate Officer be authorized to sign and seal 2019-069-DP respecting property located at 22255 Dewdney Trunk Road.

**1110 Contract Award: Pavement Rehabilitation Program**

Staff report dated March 19, 2019 recommending that the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd. in the amount of \$1,565,969.03 excluding taxes and that additional work locations may be added under the extra work provisions in the contract up to \$600,000 and that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,565,969.03 plus the extra work provisions.

5. ***CORPORATE SERVICES***
6. ***PARKS, RECREATION & CULTURE***
7. ***ADMINISTRATION (including Fire and Police)***
8. ***OTHER COMMITTEE ISSUES***
9. ***ADJOURNMENT***

10. **COMMUNITY FORUM**

**COMMUNITY FORUM**

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca)

Checked by: 

Date: Mar 15/19

2.0 Minutes

**2.0**

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

March 5, 2019  
1:33 p.m.  
Council Chamber

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PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works and Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation and Community Engagement
Councillor K. Duncan	L. Benson, Director of Corporate Administration
Councillor C. Meadus	T. Thompson, Chief Financial Officer
Councillor Robson	C. Carter, Director of Planning
Councillor R. Svendsen	<i>Other Staff as Required</i>
Councillor A. Yousef	C. Goddard, Manager of Development and Environmental Services
ABSENT:	D. Hall, Planner 2, Development and Environmental Services
	D. Pollock, Municipal Engineer
	R. McNair, Senior Advisor, Bylaw and Licensing Services
	M. Orsetti, Manager of Bylaw and Licensing Services

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1. **CALL TO ORDER**

Councillor Kirsten Duncan, Presiding Member, called the meeting to order at 1:33 p.m.  
Councillor Duncan advised on the procedural rules for the meeting.

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of February 19, 2019

It was moved and seconded

**That the minutes of the February 19, 2019 Committee of the Whole Meeting be adopted.**

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS – Nil*

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

1101 2019-016-DVP, 27134 Ferguson Avenue

Staff report dated March 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-016-DVP respecting property located at 27134.

C. Goddard, Manager of Development and Environmental Services gave a PowerPoint presentation including the following information:

- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Council Recommendation

It was moved and seconded

That the staff report dated March 5, 2019 titled “Development Variance Permit 27134 Ferguson Avenue” be forwarded to the Council Meeting of March 12, 2019.

CARRIED

1102 2018-505-DVP, 11299 240A Street

Staff report dated March 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-505-DVP respecting property located at 11299 240A Street.

D. Hall, Planner 2, Development and Environmental Services advised that the applicant is in the audience to answer any questions of Council and gave a PowerPoint presentation including the following information:

- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal single family lot
- Proposed Variances include rear yard setback and required separation between principle structure and detached garage
- Council Recommendation

It was moved and seconded

That the staff report dated March 5, 2019 titled "Development Variance Permit 11299 240A Street" be forwarded to the Council Meeting of March 12, 2019.

CARRIED

#### 1103 Maple Ridge Business Licencing and Regulation Amending Bylaw

Staff report dated March 5, 2019 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7529-2019 be given first, second and third readings.

R. McNair, Senior Advisor, Bylaw and Licensing Services, provided Council a brief synopsis of the amendments made to the bylaw. She advised that staff realized the need for cannabis retail and production to have their own category, and explained the proposed fee model. She advised that the proposed fee for processing liquor and cannabis licences will be used to cover the cost of required mail outs. She noted that no responses were received in response to the required notices in relation to the proposed amendments to the bylaw.

It was moved and seconded

That the staff report dated March 5, 2019 titled "Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7529-2019" be forwarded to the Council Meeting of March 12, 2019.

CARRIED

#### 1104 Ridge Brewing Company Ltd. – Brewery Lounge Endorsement

Staff report dated March 5, 2019 recommending that the application for a brewery lounge endorsement, as an amendment to their manufacturing license, by Ridge Brewing Company Ltd. Located at #2-22826 Dewdney Trunk Road, Maple Ridge be supported based on the information contained in the Council report dated March 5, 2019 and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

It was moved and seconded

That the staff report dated March 5, 2019 titled "Ridge Brewing Company Ltd. – Brewery Lounge Endorsement" be forwarded to the Council Meeting of March 12, 2019.

CARRIED



5. *CORPORATE SERVICES*

1131 First Nation-Municipal Community Economic Development Initiative Application

Staff report dated March 5, 2019 recommending that staff be directed to work with Kwantlen First Nation on a joint submission to the First Nation-Municipal Community Economic Development Initiative (CEDI) based on the program information attached to this report dated March 7, 2019 and that the Mayor provide a letter in support of the application to the CEDI.

It was moved and seconded

That the staff report dated March 5, 2019 titled "First Nation-Municipal Community Economic Development Initiative Application" be forwarded to the Council Meeting of March 12, 2019.

CARRIED

6. *PARKS, RECREATION & CULTURE*

1151 Joint Youth Planning Table Recommendation

Staff report dated March 5, 2019 recommending that Maple Ridge Council invite the City of Pitt Meadows to join the Youth Planning Table to establish a Maple Ridge & Pitt Meadows Youth Planning Table and that the Terms of Reference be amended to include voting members from the City of Pitt Meadows and that a cost sharing arrangement be developed should the City of Pitt Meadows accept the invitation to join the Youth Planning Table.

It was moved and seconded

That the staff report dated March 5, 2019 titled "Joint Youth Planning Table Recommendation" be forwarded to the Council Meeting of March 12, 2019.

CARRIED

7. *ADMINISTRATION (including Fire and Police) – Nil*

8. *OTHER COMMITTEE ISSUES– Nil*

9. *ADJOURNMENT 1:43 p.m.*

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7533-2019  
21640 124 Avenue

**MEETING DATE:** March 19, 2019  
**FILE NO:** 2018-498-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) for a 4 unit Courtyard residential project. This zone was recently created by Council to allow for the sensitive infill of triplex, fouxplex and courtyard residential projects within existing neighbourhoods.

Given the sensitive nature of infill applications such as this one, a series of meetings in the course of developing this proposal were held between the applicant and the City. The proposal has evolved and become more sensitive to the surroundings, however further detailed information and adjustment will still be required. Given this is a first reading report that considers only use and density, it will be in the full submission for second reading, the development permit review and the submission to the Advisory Design Panel that all issues will become fully resolved. In order to allow residents to have input and the proposal become a more sensitive infill project, a development information meeting is required to be held by the applicant.

To proceed further with this application additional information is required, including detailed design information that achieves the sensitive infill expected by Council, as outlined below.

This project is subject to the Community Amenity Contribution policy, requiring a voluntary payment of \$16,400 (e.g. \$4,100 per unit) collected prior to final reading.

**RECOMMENDATIONS:**

That Zone Amending Bylaw No. 7533-2019 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**DISCUSSION:****a) Background Context:**

Applicant: Ryan Huctman  
Legal Description: East 72 feet Lot 2, except part in Plan LMP16156, District Lot 245 Group 1 NWD Plan 8586

OCP:

Existing:	Urban Residential
Proposed:	Urban Residential

Zoning:

Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground Oriented Residential Infill)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Residential
Proposed Use of Property:	Residential
Site Area:	988 sq. m. (0.24 acres)
Access:	Manor Avenue and 124 Street
Servicing requirement:	Urban Standard

**b) Background and Context**

The RT-2 (Ground-Oriented Residential Infill) zone has been established to allow for projects that are sensitively integrated into existing neighbourhoods. As all first reading reports, this report focuses on use and density of the proposal. However, some preliminary design analysis is also included to better assess how this project fits into the neighbourhood and the detailed information Council may wish to see from the applicant at second reading.

**Use and Density:** With respect of use and density, the proposal is compliant. The proposed density is equal to the maximum permitted density of 0.75 FSR. There are four (4) dwelling units being proposed, two of which face 122 Avenue and two of which face Manor Avenue. The proposed achieves the envisioned density for the purposes of this zone. The proposed Courtyard residential design of the development is a permitted use.

**Neighbourhood Context:** The subject site is a through lot in an existing but older developed neighbourhood. The immediate area has pockets subdivided in the late 1950's through to the 1970's. Some of the earlier housing has been replaced or have been expanded over the years. The following oblique view from the north shows the subject property outlined in white and the surrounding dwellings.



**Design Context:** The proposed zone has been crafted to insure infill development will consist of a housing form, with a scale, mass and character that is similar to a detached single-family dwelling, other housing in the immediate neighbourhood and does not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of this courtyard residential development, dwelling units are to be arranged individually or attached in groups of buildings that still resemble single family dwellings, but clustered around a shared open space (courtyard) in a village-style residential pattern. Parking is to be mainly enclosed as for most single family residences. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces.

**c) Site Characteristics:**

The property is a double-fronting lot with two road frontages; on 122 Avenue and Manor Avenue. The site is generally flat, with trees along the side lot lines and along Manor Avenue.

**d) Project Description:**

The proposal is for an infill development of four (4) dwelling units, in two (2) buildings, designed in the form of Courtyard Housing. The conceptual plans for the proposed development have been compared to the components governing Courtyard Housing described in the April 18, 2016 report to Council Workshop:

- Not a rowhouse form.  
Comment: The proposal is not in the form of rowhousing.
- Dwelling units may be located in more than one building on a lot.  
Comment: There are two building proposed each with two dwelling units.
- Orientation is characterized by units that are facing inwards towards each other.  
Comment: There is an interior courtyard with direct access and views into the Courtyard. Further details will be available in the detailed submission and development permit application.
- Pedestrian walkways lead from the street to an inner courtyard area.  
Comment: There are walkways being proposed. This will be reviewed as the project proceeds.
- Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking.  
Comment: There will be further details required about the programing of the Courtyard space with the full submission.
- Where lane access is available, parking will be located at the rear of the property.  
Comment: There is no lane access; however, the property double fronts and has access for parking from both fronting road. The applicant is proposing tandem parking. Each unit will have one garage and one driveway parking space. Staff will work with the applicant to resolve two issues: no apron parking being provided and the visitor spaces are blocked by the driveway space. This matter will need to be further explored with the applicant and may result in the site plan of building form to be modified to achieve compliant parking design.
- Scale and massing shall be compatible with the surrounding area.  
Comment: The proposal will require further detailed information and a contextual analysis to demonstrate that the proposed design is single family in nature and is sympathetic to the surroundings.

- Mix of unit sizes.

Comment: The units are either 197.3 sq. m. (2,124 sq. ft.) or 168 sq. m. (1,808 sq. ft.) in size two are 3 bedroom units and two are 4 bedroom units.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP), provide a land use assessment and a minor design review only. It is recognised that progress has been made in developing a design that is more sensitive to the neighbourhood context; however, further evolution of the proposal is necessary to address the above noted concerns and any neighbourhood concerns identified through the Development Information Meeting. Once a full submission is made that addresses all identified issues, there will be a staff review and assist the applicant to complete a satisfactory proposal.

Therefore, Council will be seeing a more detailed analysis and a further report prior to Second Reading. Such an assessment may impact the proposed lot boundaries and unit yields, OCP designations and Bylaw particulars, and may require further development applications.

#### **e) Planning Analysis:**

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

The development site is currently designated Urban Residential Major Corridor, which is appropriate for the proposal. The OCP Infill Policies (Policy 3-19-b) apply to projects of this size, particularly with respect to achieving street-oriented buildings. The OCP Policies (Policy 3-21) also require attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

The conceptual plans portray a single family style design as an infill project for this single family residential neighborhood. However, a full neighbourhood context assessment to justify the design proposal and demonstrate it is compatible and complies with OCP Policy 3-21 will need to be submitted by the applicant going forward to second reading.

The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1).

##### **Zoning Bylaw:**

The current application proposes to rezone the property located at 21640 124 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit a courtyard residential development with four (4) dwelling units.

A variance will be required for the minimum lot width, as the existing lot is approximately 22 metres whereas 25 metres is the zone minimum. The parking is tandem, with each unit having one enclosed and one driveway parking space. There is no apron provided in part to allow for enough courtyard open space. As noted earlier, the parking design will need to be reconsidered by the applicant. Two (2) turn around spaces are provided off the driveway tandem space. This and any other variations from the requirements of the proposed zone will require a Development Variance Permit application.



### **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.

### **Advisory Design Panel:**

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading. One of the matters the ADP will be asked to focus on is enhancing the form and character of the proposal to be as sensitive as possible to its surroundings and the neighbourhood in general.

### **Development Information Meeting:**

A Development Information Meeting (DIM) is not normally required; however, the Director of Planning has the discretion under Council Policy 6.20 Development Information Meetings to require a DIM for developments that could have a significant impact on the amenities or character of the surrounding area, particularly in the area of infill development. Therefore, a DIM will be required to be held by this applicant for this infill Courtyard residential project.

#### **f) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) School District;
- f) Utility companies; and
- g) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

#### **g) Development Applications:**

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E);

In addition, Tier A stormwater management measures (e.g. infiltration and bio-filtration) are to be integrated into the landscaping plans of this project. Further details are required to be provided as part of the full submission respecting: the form and character for each building façade, including colour elevations; a neighbourhood context analysis; an infill sensitivity analysis; the design of the tandem parking to comply with Council policy; common/private space interfacing and programming; and for any matters arising from the Development Information Meeting and recommendations from the Advisory design Panel.

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

## **CONCLUSION:**

The development proposal is in compliance with the OCP and compliant with use and density. Being at first reading, full design details are not available and further refinement, particularly from any issues identified through the Development Information Meeting to be held by the developer, are reflected in the plans to accompany the second reading report to Council. That report will provide Council with the further details respecting matters such as parking, interfacing with surrounding neighbours necessary for a decision to proceed with second reading and Public Hearing.

Therefore, it is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

"Original signed by Adrian Kopystynski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

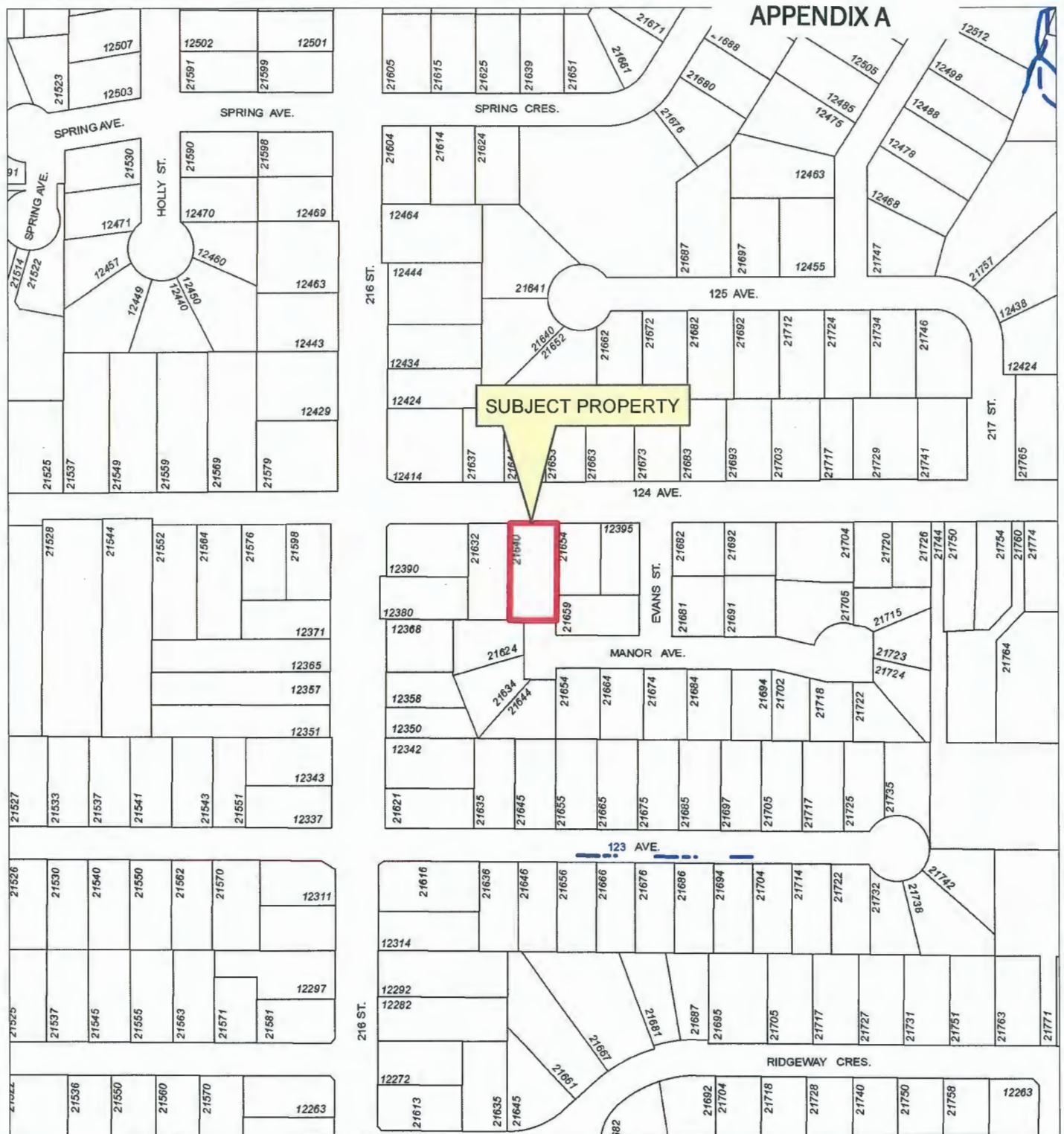
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7533-2019

Appendix D – Proposed Site Plan

# APPENDIX A



21640 124 AVE.

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2018-498-RZ

DATE: Dec 6, 2018

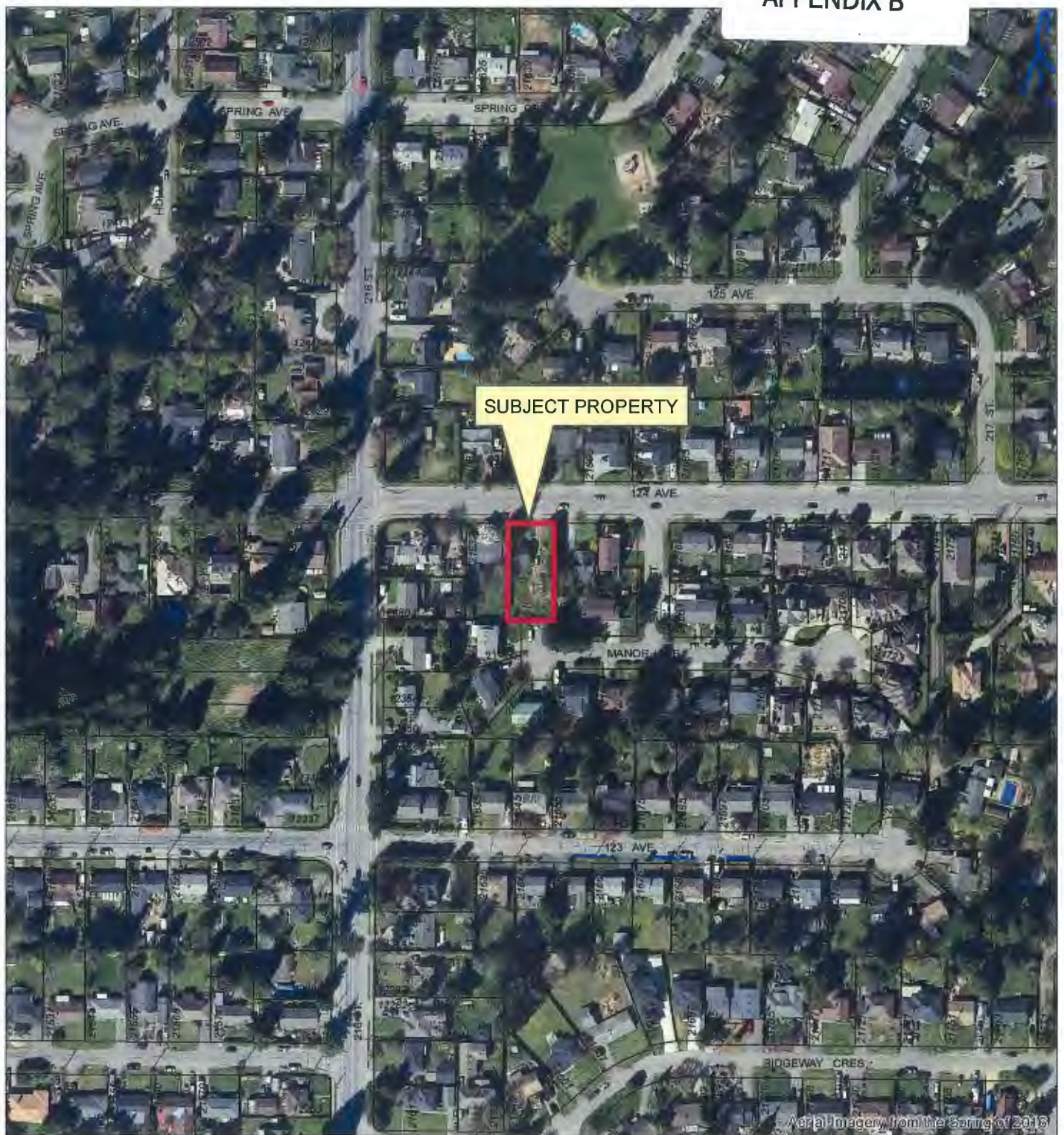
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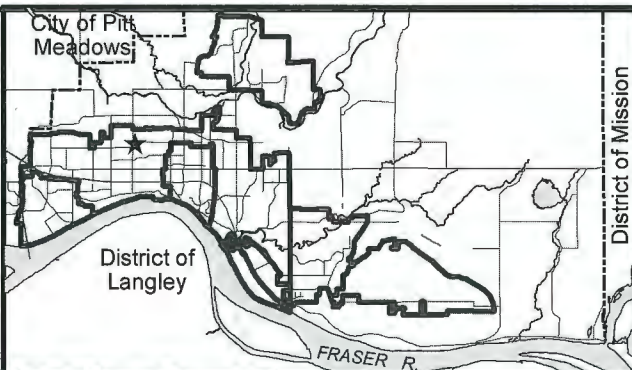
# APPENDIX B



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



21640 124 AVE.

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2018-498-RZ

DATE: Dec 6, 2018

BY: RA

CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7533-2019

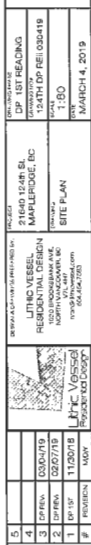
Map No. 1791

From: RS-1 (One Family Urban Residential)

To: RT-2 (Ground Oriented Residential Infill)



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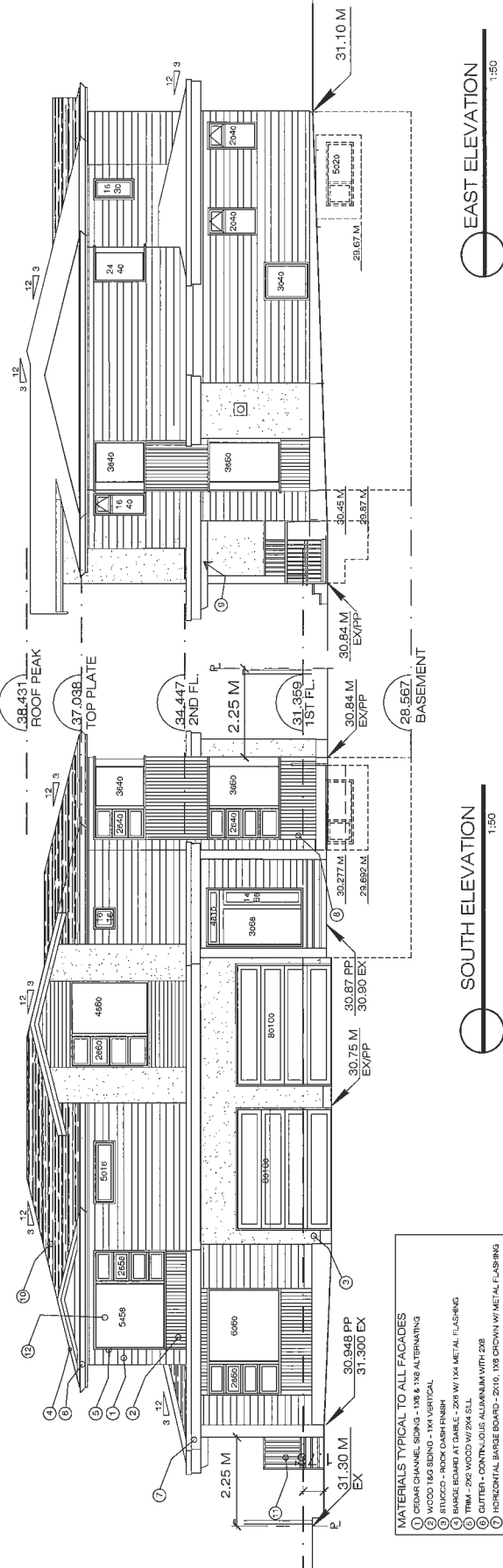
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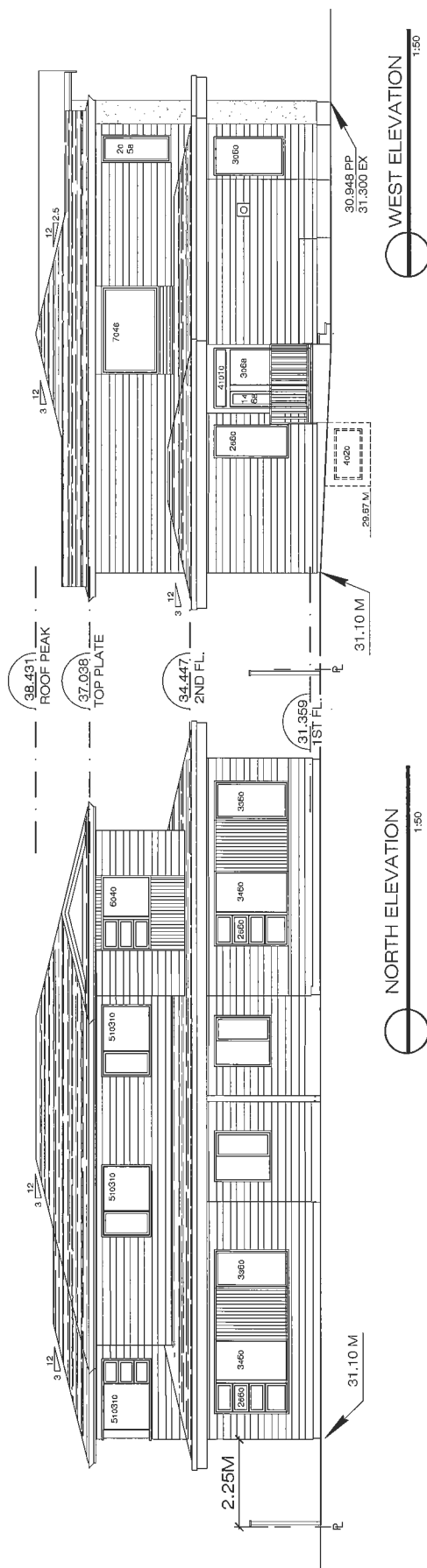
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**MATERIALS TYPICAL TO ALL FACADES**

- 1 CROWN CHANNEL, SINKING - 1/8" & 3/8" ALTERNATING
- 2 WOOD 1/6" BEING - 1/4" VERTICAL
- 3 8" RUGG - 8" HIGH FRONT
- 4 BARGE BOARD AT GABLE - 208 W/ 1/4" METAL FLASHING
- 5 TRIM - 2X2 WOOD W/ 2X4 SILL
- 6 GUTTER - CONTROLS ALUMINUM WITH 2X8
- 7 HORIZONTAL BARGE BOARD - 2X10, 1/8" CHOWN W/ METAL FLASHING
- 8 EXTERIOR PLYWOOD WRAPPED POST
- 9 SCOFFIT - 1/4" TAG
- 10 ROOF - DUPOND SHINGLE
- 11 RAILING - METAL
- 12 UNIFORM HANDS - HIGH QUALITY



NOTE BUILDING FACING 124TH STREET HAS SAME DESIGN WITH MINOR GRADE DIFFERENCES.

[illegible]

A4

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** March 19, 2019  
and Members of Council      **FILE NO:** 2017-124-RZ  
**FROM:** Chief Administrative Officer      **MEETING:** COW

**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7537-2019;  
Second Reading  
Zone Amending Bylaw No. 7343-2017;  
12555, 12599, & 12516 240<sup>th</sup> Street, and 12511 241 Street

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**EXECUTIVE SUMMARY:**

This proposal is to rezone the subject properties from RS-3 One Family Rural Residential to RS-2 One Family Suburban Residential to create a 26 lot bare land subdivision with park dedication on a site area of 8.19 hectares (20 acres). Through density bonus provisions and a text amendment to the RS-2 Zone, this application proposes greater residential density than permitted under RS-2 Zoning. The highest density in the RS-2 Suburban Residential Zone is 2.5 lots per hectare, or 0.4 hectares per lot (1 acre lots). The proposed density with this application is 3.88 lots per hectare in a combination of individual lots and common properties. An amendment to the Official Community Plan will be required to the Conservation designation for riparian habitat and to Forest for additional dedicated lands.

The subject properties are within the Fraser Sewer Area of the Greater Vancouver Sewerage and Drainage District. For this reason, both sewer and water connections are available, making it possible to create parcels with smaller lot sizes. The typical lot size in the Estate Suburban designation is 0.4 hectares or 1 acre. For this application, the justification for reduced parcel sizes is due to the voluntary dedication of developable area for park purposes. After first reading was granted, an environmental assessment of the qualitative value of these areas proposed for dedication has been prepared by a qualified professional.

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, a report was presented to Council identifying feasible subdivision potential and the impacts to build out. The report also noted that the recently adopted Tree Bylaw provided tree protection measures that could outweigh advantages associated with density bonus measures for this purpose. In response to this report, Council voted in favour of leaving the Estate and Suburban Residential designations and their policy base unchanged.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$132,600.00.

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<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. This regional designation roughly pertains to Estate Suburban properties west of the 244<sup>th</sup> Street alignment, south of the Silver Valley area. All other Estate Suburban parcels are designated rural and could only be subdivided with minimum parcel sizes of 0.4 hectares (1 acre), although some are currently legal non-conforming urban lots.



## 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. 7537-2019 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. 7537-2019 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. 7537-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7537-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7343-2017 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) Park dedication as required; and removal of all debris and garbage from park land;
  - iii) Road dedication as required;
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vi) Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property(ies) for the proposed development;
  - vii) Registration of a Restrictive Covenant for Tree Protection;
  - viii) Registration of a Restrictive Covenant, and Stormwater Management;
  - ix) Registration of a Restrictive Covenant for conservation purposes;
  - x) Removal of existing buildings;
  - xi) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
  - xii) That a voluntary contribution, in the amount of \$132,600.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Don Bowins

Legal Description:

OCP:

Existing: ESTRES (Estate Suburban Residential)

Proposed: Single-Family Residential

OCP:

Existing: Estate Suburban Residential

Proposed: Estate Suburban Residential

Zoning:

Existing: RS-3 (One Family Rural Residential)

Proposed: RS-2 (One Family Suburban Residential) with density bonus provisions to reduce parcel size.

Surrounding Uses:

North: Use: Rural Residential

Zone: RS-3 (One Family Rural Residential)

Designation: Estate Suburban Residential

South: Use: Rural Residential

Zone: RS-3 (One Family Rural Residential)

Designation: Estate Suburban Residential

East: Use: Suburban Residential

Zone: RS-2 Suburban Residential

Designation: Estate Suburban Residential

West: Use: Vacant

Zone: RS-3 (One Family Rural Residential)

Designation: Estate Suburban Residential

Existing Use of Properties: Rural Residential

Proposed Use of Property: Estate Suburban Residential

Site Area: 8.35 Ha (20.6 acres)

Access: 240 and 241 Street

Servicing requirement: Urban Standard

Previous similar applications:

- Application 2014-054-RZ (23598 & 23627 Dogwood), which proposed to protect significant stands of trees with park dedication, was ultimately supported by Council, with refinements to the original proposal.
- In addition to the above, concurrent Application 2017-184-RZ (23585 Dogwood) proposes the protection of significant trees with park dedication as an extension of the above noted Dogwood application. This application has advanced to second reading, and will be presented at the March 19 Public Hearing.



## 2) Project Description:

The four subject properties are located to the south of the Silver Valley Horse Hamlet in the vicinity of 240 Street, Fern Crescent, and 124 Avenue. The South Alouette River bisects two of the properties, with the greater portion of the lands located south of the South Alouette River. A number of watercourses are located on or adjacent to the subject properties including Latimer Creek and two indefinite watercourses. As a result, the site offers pockets of potentially developable areas that are bounded by environmentally sensitive areas. Steep slopes define the site along its east and southern boundaries.

Three of the four subject properties are currently accessed via 240 Street, constructed to a gravel road standard on the south side of the river. The fourth property is accessed from 241 Street. This project proposes a bareland strata of 1 fee simple remainder lot and 25 bareland strata lots with a net density of 3.88 units per net hectare. The first reading report noted that a developable portion of the site comprising 1.2 hectares (3.0 acres) north of the South Alouette River was to be dedicated as parkland.

In order to realize this development, significant servicing upgrades are required to bring sewer and water to the site. Servicing requirements and the infrastructure required to provide them will be assessed by the Engineering Department as this application progresses.

This development proposal is tied to other works in relation to its context and servicing considerations. These works include a Flood Impact Study conducted by Northwest Hydraulics Consultants, and a new bridge crossing along the 240<sup>th</sup> Street Corridor.

**Flood Impact Study:** The first reading report noted that approximately 86% of the site was located within floodplain. Maple Ridge requirements for floodplain development are guided by Policy 9.10, titled Regulation of Earth Fill within Floodplains. Development applications within floodplains are required to provide a hydraulic assessment of the proposed work which addresses current site conditions, an impact assessment of proposed works, and a proposed mitigation plan. The engineering firm Northwest Hydraulics Consulting (NHC) was commissioned to conduct this work. The findings demonstrated that the placement of fill on the subject site for flood construction purposes would have very minimal impact. There was one structure that could be impacted within the study area. However, it was noted that the foundation of this affected residential structure was currently below existing flood construction levels. It should be noted that this assessment was based on anticipated flooding during a 1 in 200 year event, which has an estimated probability of 0.5% of occurring in any given year.

**Bridge Crossing on 240<sup>th</sup> Street.** The first reading report noted that 240<sup>th</sup> unconstructed road right of way was earmarked in the Major Corridor Network Plan for future bridge connection to Silver Valley. Since first reading was granted on October 10, 2017, further exploration of a bridge crossing at this location has taken place, and has been determined to be feasible. The 240<sup>th</sup> corridor has been determined to be the best location for a bridge crossing over the Alouette River.

As a result, this proposal will be integrated with the site preparations for the bridge. This work will involve the placement of fill to reduce the required span of the bridge. NHC has reviewed the impact of additional filling of the 240<sup>th</sup> corridor and have concluded that this will not result in a measurable change to the predicted flood profile of the Alouette River.

Additional environmental compensation is required with the bridge development, requiring a shift in the proposed conservation boundaries. As a result, a portion of the developable area of the site proposed as a bonus park will now be used for riparian enhancement and will then be designated as conservation. The integration of this site preparation in anticipation of a future bridge will provide significant cost savings to the municipality as it provides needed infrastructure improvements within the community.

A habitat balance evaluation of these proposed site preparations has been provided by a qualified environmental professional. This evaluation concludes that there is a net gain of riparian area with the compensatory measures proposed by this application.

### 3) Planning Analysis:

#### i) Official Community Plan:

The Estate Suburban designation is characterized generally by lots of 0.4 hectare (1 acre) in size. Based on a net area of 6.8 hectares (17.2 acres), in a bareland strata format which combines both developable and protected areas (by a restrictive covenant), a maximum of up to 17 lots could be created under the RS-2 Suburban Residential Zone for this development site. However, these lots would be dispersed across the site and north of the Alouette River.

In order to realize higher density than is permitted in the Official Community Plan this application proposes to utilize density bonus provisions. The subject properties are designated *Estate Suburban Residential* in the OCP, and Urban in the Metro Vancouver Regional Growth Strategy. 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 urban densities are possible without triggering the requirement for an amendment to the Regional Growth Strategy.

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 intent of these policies was reaffirmed by Council on September 5, 2017. However, these properties are also designated Urban in the Regional Growth Strategy of Metro Vancouver, and as additional Regional approvals are not required, Council therefore has significant freedom in designating land uses and residential densities for these properties.

Policy 2-9 of the Official Community Plan provides a density bonus mechanism to support higher density, as follows:

*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.*

In the Maple Ridge Official Community Plan, only properties within the Albion Area Plan are currently subject to a prescribed formula for density bonus provisions. As the subject property is not subject to such a specific formula, in either the Zoning Bylaw or Official Community Plan, Council must assess whether the amenities provided and the density proposed are appropriate, and supportable. Portions of the site in the riparian protection area are to be designated conservation in response to ground truthing and riparian compensation. The proposed remaining park will be designated as forest, in accordance with the following 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 Dogwood applications. It is noted that the OCP supports using a density bonus framework in three specific development scenarios.

The subject application is supportable 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 environmentally sensitive areas under public ownership in dedicated parkland in alignment with Policy 6-62 of the OCP. The habitat balance assessment provided by the applicant concludes a net gain of riparian habitat through proposed compensatory measures for this development and for the future bridge alignment.

Thirdly, this proposal will integrate the site preparation for the future 240<sup>th</sup> Street Bridge, to provide needed community infrastructure with significant cost savings to the municipality. These site preparations will be included in the works required for the rezoning servicing agreement and will be a condition of final reading.

The proposed density bonus structure used to accommodate reduced densities will not trigger an OCP amendment, because the Official Community Plan recognizes and supports additional density for density bonus purposes. 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 park and infrastructure improvements rather than a cash contribution. In the absence of prescribed density bonus provisions 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 current application proposes to rezone the properties located at 12511 241 Street, 12555, 12599, and 12516 240 Street from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit 25 bareland strata and 1 fee simple lot. The minimum lot size for the current RS-3 zone is 8000 m<sup>2</sup>, and the minimum lot size for the proposed RS- 2 zone is 4000m<sup>2</sup>.

A site specific text amendment will be required to the RS-2 zone in order to permit a subdivision with higher density than permitted under zoning. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

As this is a bareland strata development, a range of strata lots is proposed, with no individual strata lot being less than 1000 m<sup>2</sup>. In addition, there are common areas under conservation covenants that will be part of this development. The proposed lot dimensions that accompany this rezoning text amendment include a minimum lot width of 20 metres, and a minimum lot depth of 30 metres. These dimensions in the RS-2 Zone are respectively, 36 metres, and 60 metres.

Any variances from the requirements of the RS-2 Zone will be required to obtain approvals prior to proceeding.

**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 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.

**v) Development Information Meeting:**

A Development Information Meeting was held at Meadowridge School on January 29, 2019. A total of 20 people signed the signup sheet at the meeting. This had been the third public information meeting held by the applicant. This latest meeting was to provide updates with the proposal and how it would be integrated with the site preparations for the 240<sup>th</sup> Street Bridge Crossing. No comments were made by the public at this meeting.

A previous meeting, held on May 15, 2018, was held at Meadowridge School, with 45 people signing in. A total of 10 comment sheets were provided, with 6 comments sheets noting concerns about impacts to fish habitat, loss of trees, flood impacts, and potentially incompatibility between the future bridge and residential development. There were 4 positive comment sheets, and one of these emphasized the potential for improved equestrian trail development with this proposal.

For municipal purposes, the applicant has addressed concerns by securing qualified consultant services for riparian compensation, hydrological assessments, and by providing additional developable land for park development.

**vi) Parkland Requirement:**

For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading. This parkland requirement will be met with a combined dedication of Forest and Conservation areas, totaling 5.1 hectares (12.6 acres).

**4) Environmental Implications:**

The proposed new Alouette crossing has necessitated a revised application to the Ministry of Environment due to the required infilling within the 240<sup>th</sup> Street Right of Way. The new bridge involves a change in restoration works proposed with the first reading report. The current proposal is to utilize these areas and restoration and enhancement works as compensation. Clay fill deposited on the slope at the east end of the slope during the development of upslope Academy Park (about 30 years ago) may have resulted in these flows being cut off, impeding fish movement. The current proposal is to remove the deposited clay-based material to create a direct connection to the Alouette River at its east end. The proposed works will increase the area utilized by fish providing direct fish habitat all year round. Further, it will allow for the contribution of oxygenated, nutrient rich flow to downstream fish populations.

A habitat balance report provided by the environmental consultant indicates a net gain of riparian habitat proposed with this development.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

In addition to works required for the proposed bridge crossing, the Engineering Department has outlined the development considerations in support of this proposal. These include road construction, servicing the site with water and sewer, decommissioning any existing septic disposal systems, and street trees. This development may be eligible for latecomers fees.

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

The Parks and Leisure Services Department reviewed this proposal and expressed the following:

- Retention of the equestrian trail along 240<sup>th</sup> is retained in the current road allowance and not disturbed.
- Development of a formal trail connection along the Alouette river connecting to 241 St to the east, along with a reduction of the existing informal trails being used along the south bank of the Alouette river, in order to minimize compaction and disturbance of the shore area.

These priorities will need to be addressed with the proposed bridge, and will be considered in the future as the project develops.

**iii) Building Department:**

The Building Department will require municipal standards to be applied to this strata development, with the inclusion of sidewalks, lighting, and street trees.

**iv) Fire Department:**

The Fire Department has established standards for emergency access, private fire hydrants, and residential addresses.

**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, to Conservation Boundaries, 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:**

The applicant has hosted 3 information meetings in support of this project. Additional opportunities for public input will be provided at the required public hearing, which will be scheduled should second reading be granted.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7538-2019, that second reading be given to Zone Amending Bylaw No. 7343-2017, and that application 2017-124-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

---

*Prepared by:* **Diana Hall, M.A, MCIP, RPP  
Planner 2**

“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 Kelly Swift”

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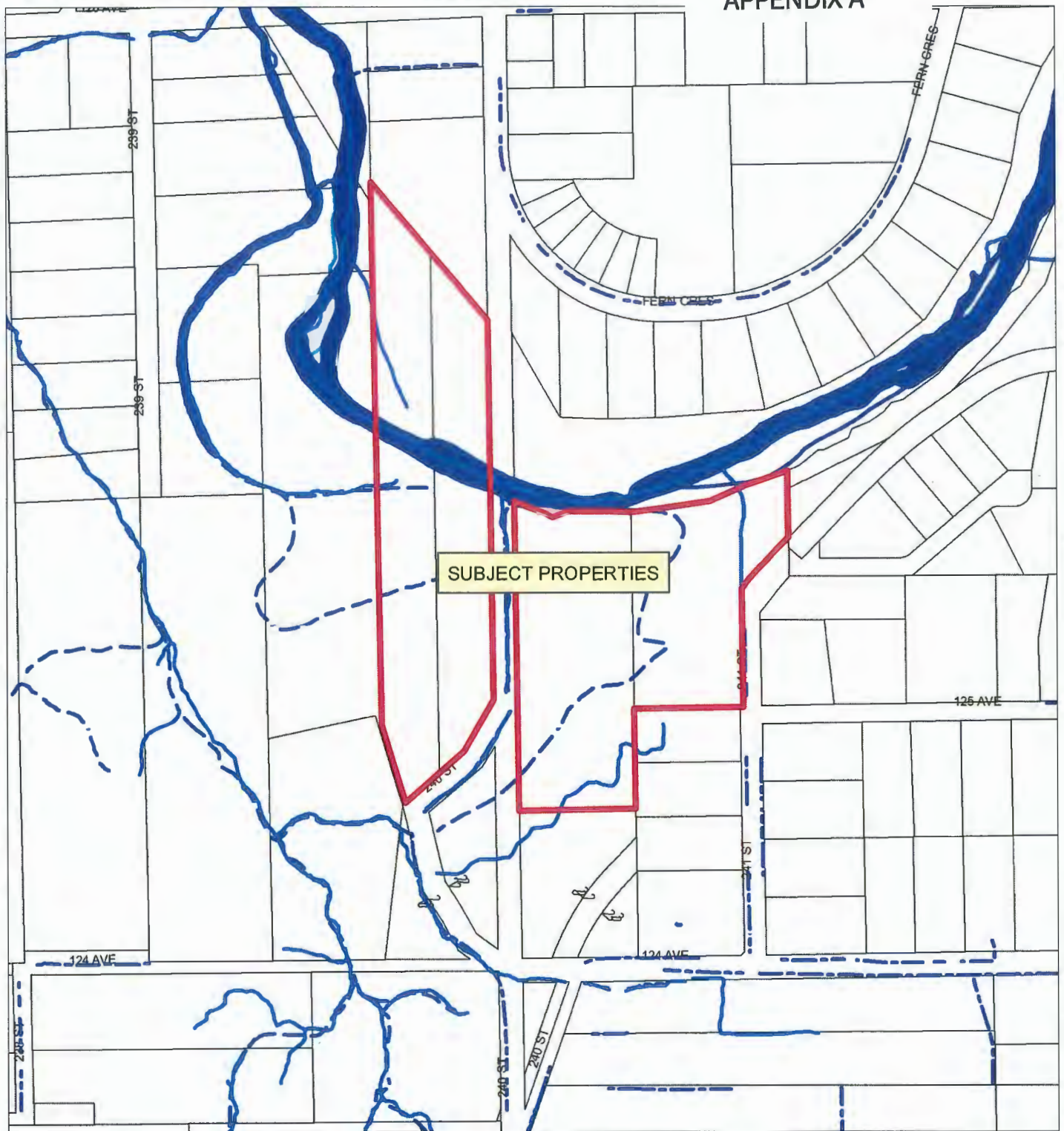
*Concurrence:* **Kelly Swift, MBA  
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7537-2019  
Appendix D – Zone Amending Bylaw No. 7343-2017  
Appendix E – Site Plan



# APPENDIX A



SUBJECT PROPERTIES

12516/12555/12599 240 ST  
12511 241 ST

ENGINEERING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca


FILE: 2017-124-RZ  
DATE: Mar 31, 2017

BY: LM

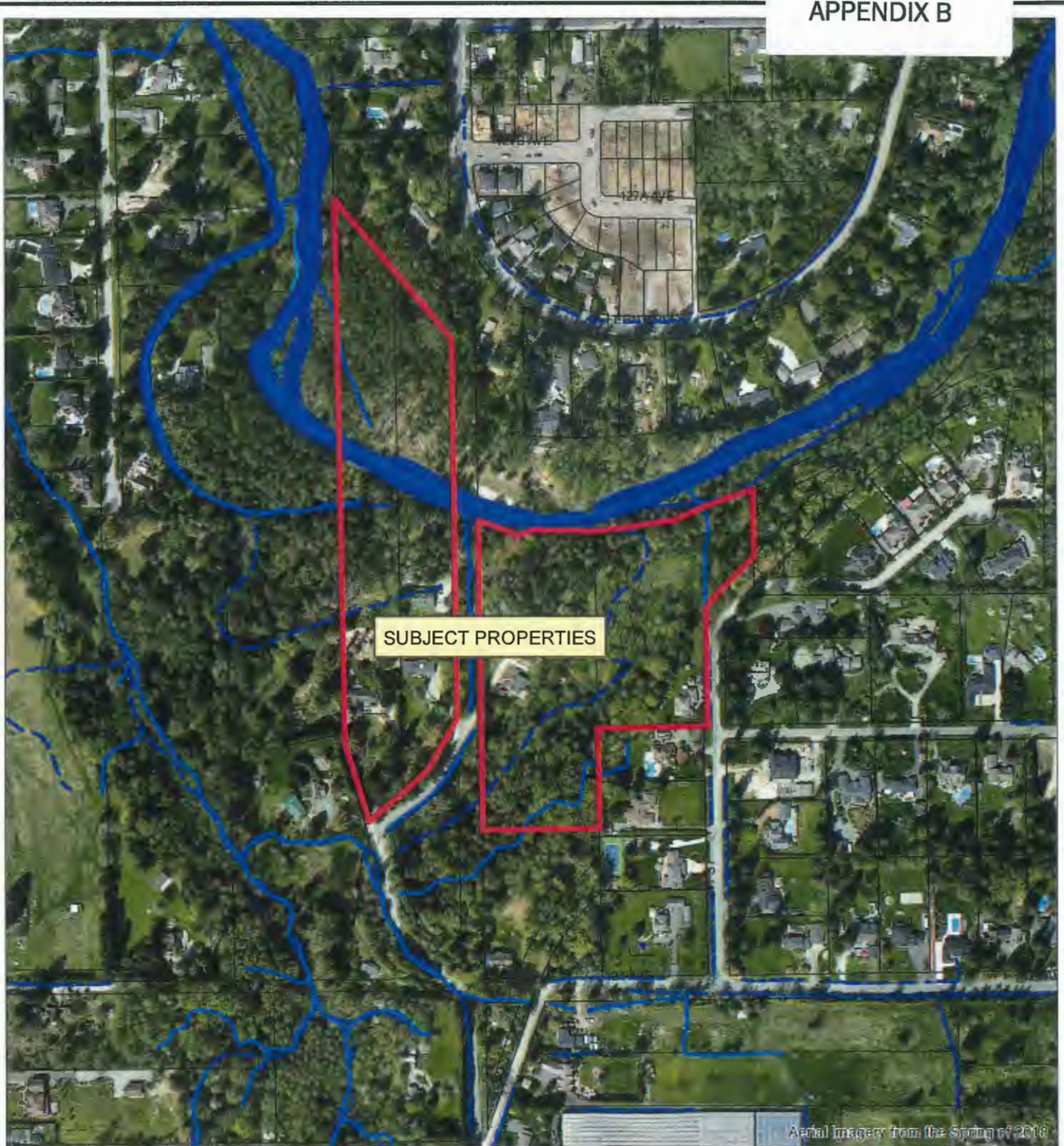


Scale: 1:4,500

## Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline
-  Lake or Reservoir
-  River
-  Major Rivers & Lakes

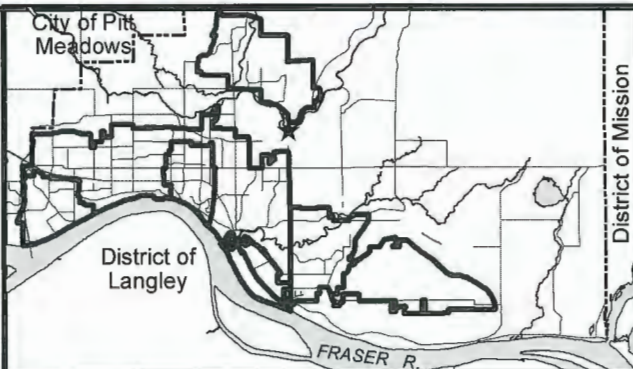




Aerial Imagery from the Spring of 2018



Scale: 1:4,500



12516/12555/12599 240 St  
12511 241 St

ENGINEERING DEPARTMENT



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

FILE:2017-124-RZ  
DATE: Mar 14, 2019

BY: MC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7537-2019**

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. 7537-2019

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

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 999, 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 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 1000, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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

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

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

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

**PRESIDING MEMBER**

CORPORATE OFFICER







**CITY OF MAPLE RIDGE  
BYLAW NO. 7343-2017**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7343-2017."
2. Those parcels or tracts of land and premises known and described as:

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 1715 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RS-2 (One Family Suburban Residential).
3. 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:

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

Provided that in addition to park land dedication required by Local Government Act Section 510, the owner dedicates park land for the purpose of protection of environmentally sensitive lands and recreational purposes.

- (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 12,100 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 1,012 m<sup>2</sup>
    - B) Minimum lot width of 20 m
    - C) Minimum lot depth of 30 m
4. Zoning requirements for the SRS (Special Urban Residential) zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 19."
5. 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            day of            , 20

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

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

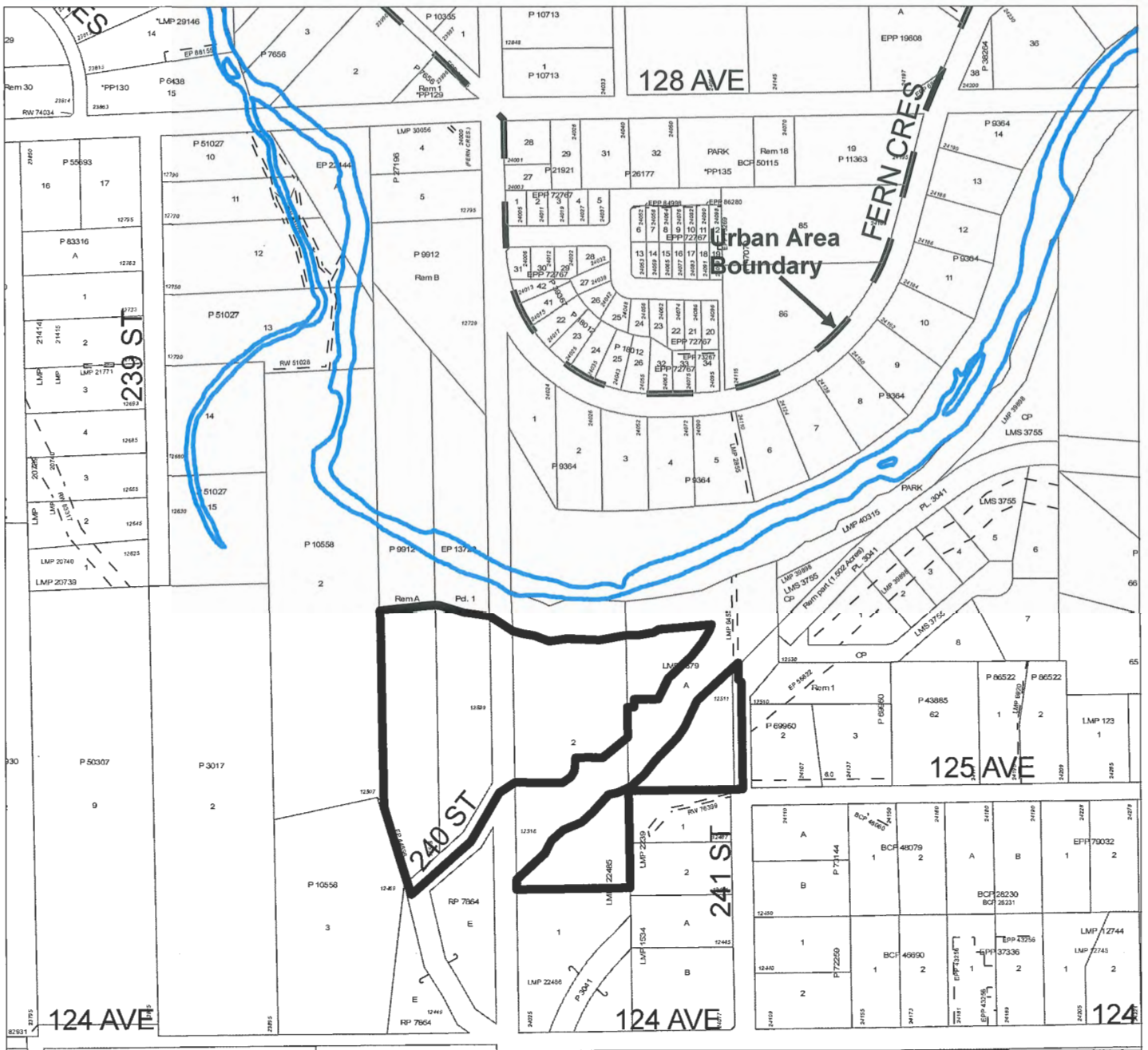
**ADOPTED**, the            day of            , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7343-2017

Map No. 1715

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



--- Urban Area Boundary



SCALE 1:5,000



# APPENDIX E

WEST	SUBJECT SITES	EAST
12555 240 STREET, REM A	12516 240 STREET, LOT 2	12511 241 STREET, LOT A
12599 240 STREET, PCL 1		
APPROX. AREA 4.05HA	APPROX AREA 2.35Ha	APPROX. AREA 1.85Ha

TOTAL SITE AREA 8.19 HA.

TABLE 1

## GREENSPACE CALCULATION

### CONSERVATION / GREEN SPACE AREAS:

ALOUETTE RIVER + WEST CHANNEL	
RIPARIAN SETBACKS IN PARK	1.418 HA
BONUS PARK AREA	1.205 HA
B.L.S. RESTRICTIVE COVENANT INC FEE SIMPLE COV. AREA	2.059 HA
SUB TOTAL CONSERVATION / GREEN SPACE AREAS	4.848 HA. 60.42% OF TOTAL SITE AREA
ADDITIONAL ON LOTS TREE COVENANTED GREEN SPACE	0.173 HA

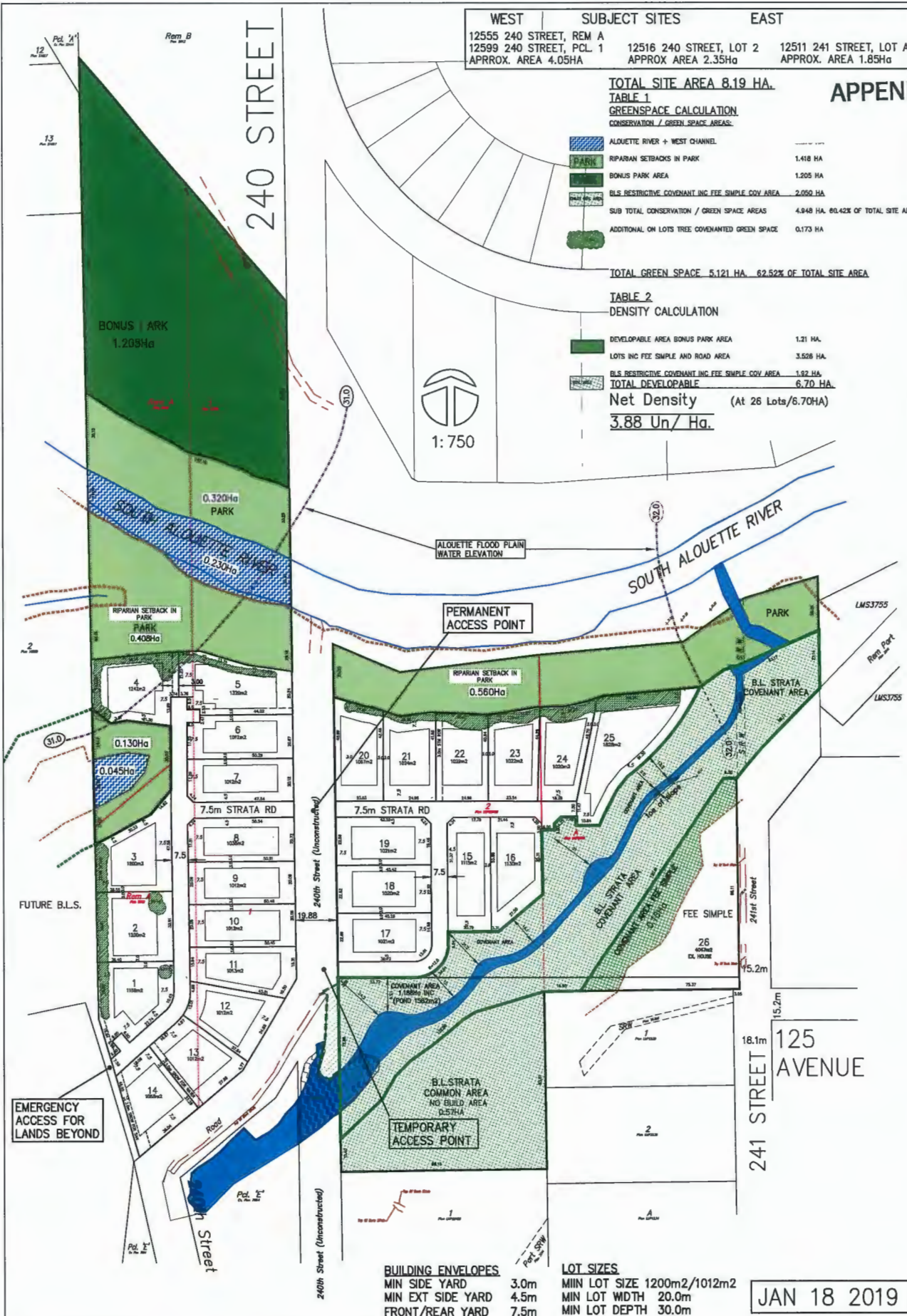
TOTAL GREEN SPACE 5.121 HA. 62.52% OF TOTAL SITE AREA

TABLE 2

## DENSITY CALCULATION

DEVELOPABLE AREA BONUS PARK AREA	1.21 HA
LOTS INC FEE SIMPLE AND ROAD AREA	3.526 HA
B.L.S. RESTRICTIVE COVENANT INC FEE SIMPLE COV. AREA	1.82 HA
TOTAL DEVELOPABLE	6.70 HA
Net Density	(At 26 Lots/6.70HA)

3.88 Un/ Ha.



D.K. BOWINS & ASSOCIATES INC.  
6033 EMERY STREET, MESSINA, B.C. V4S 1A8  
FAX: (604) 426-4339, FAX: (604) 426-3310  
EMAIL: dkb@dkbinc.com



CITY OF MAPLE RIDGE  
ENGINEERING DEPARTMENT

SUBDIVISION PLAN

Date: FEB 2018  
Sheet: 1 OF 9  
Dep. No. 00

**TO:** His Worship Mayor Mike Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
OCP Amending Bylaw No. 7511-2018;  
Aquifer Mapping Update

**MEETING DATE:** March 19, 2019

**MEETING:** C of W

---

**EXECUTIVE SUMMARY:**

In November 2017, Council directed Staff to move forward with some of the Environmental Management Strategy Short Term High Priority Action Items recommended by the Environmental Advisory Committee (EAC). As a result, these items were placed in the Planning Department's 2018 Business Plan which included an update to the OCP Aquifer Mapping in 2018/2019 period.

Figure 7 Aquifer map of the OCP is an information resource that identifies the location of Provincial designated "vulnerable" aquifers in the City (See Appendix A). The map reflects the Provincial aquifer mapping that was in place at the time of the adoption of the Official Community Plan (OCP). Since 2006, the Province has updated its groundwater mapping and as a result, there is an opportunity to update the OCP mapping to ensure its consistency with the Provincial mapping. OCP Amending Bylaw 7511-2018 proposes to replace the existing Figure 7 Aquifer map with 2 information maps: (i) Map 7a reflects the updated Provincial mapping; and (ii) Map 7b shows only vulnerable aquifers for areas dependent on groundwater for drinking and irrigation, and includes moderate and high sensitivity vulnerable aquifers. (See Appendix B). On February 13, 2019, the EAC reviewed the Bylaw and unanimously recommended that it be forward to Council for consideration and approval.

The proposed OCP amendment is considered to be minor in nature, noting that aquifers fall under the Provincial jurisdiction of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, and Provincial mapping takes precedent over local government mapping.

**RECOMMENDATIONS:**

In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required and what types of consultation is required specifically with:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard, it is recommended that consultation include referrals to the UDI, Greater Vancouver Housing & Builders Association Liaison Committee, the Provincial Water Management Branch, the District of Mission, the City of Maple Ridge Agricultural Advisory Committee, Katzie and Kwantlen First

Nations, Thornhill Aquifer Partnership Society and Kanaka Education and Environmental Partnership Society. It is also recommended that there is an early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment through a Public Hearing;

That OCP Amending Bylaw No. 7511-2018 be given First Reading.

#### **DISCUSSION:**

##### **a) Background Context:**

Aquifers are bodies of sediment or rock that are saturated and sufficiently permeable to provide subsurface water to wells. Groundwater from these aquifers is used in certain parts of the City for drinking water, for agricultural irrigation, and it also supports health of our forests and natural vegetation. Aquifers can be vulnerable to contaminants from a variety of sources.

In Section 5.4 "Water Resources" of the Official Community Plan (OCP), it is acknowledged:

*"that rural residents rely on ground water resources for their potable water. These resources are vulnerable to contamination and overuse beyond recharge capability. Major groundwater sources are identified on Figure 7 (Aquifer Map) and appended to this document."*

Aquifer Map Figure 7 was included in the OCP as an information map to help promote awareness based on the Provincial mapping that was in place at the time of the adoption of the OCP.

##### **b) Provincial Agency Support and Mapping**

The Province initiated a study and mapping contract several years ago to update all of the aquifer boundaries within the City of Maple Ridge and Mission area. This was done based on requests from the City of Maple Ridge to update Provincial designated vulnerable aquifer maps. This work was completed at no cost to the City.

Bylaw Amendment No. 7511-2018 proposes the inclusion of two new Aquifer Maps. The first map shown in Appendix B as Figure 7a reflects the more recent Provincial Aquifer Mapping. It includes all aquifers, including aquifers that have low or no vulnerability designation. The extent of the aquifer boundaries overlaps into areas that are currently serviced by municipal water. The second map, shown as Figure 7b is a made in Maple Ridge version, that focuses on the moderate and high level vulnerable aquifers and focuses on areas currently dependent on groundwater.

The overall extent of the Provincial designated "vulnerable aquifers" in our municipality has expanded beyond what was previously identified by the Province. However, the Provincial Aquifer classification mapping impacts properties within its boundaries regardless of being shown in the Official Community Plan. For that reason, both map figures 7a and 7b include a notation that the map is "For Information Only" and aquifers fall under the jurisdiction of the Ministry of Forests, Lands and Natural Resource Operations and Rural Development.

##### **c) Environmental Advisory Committee Support**

An Environmental Advisory Committee Resolution (Resolution R17-007) was passed on March 15 2017 to bring forward a report to Council with the recommendation that the City's Aquifer Mapping be updated. This resolution was based on the Short Term High Priority action items identified in the Municipal Environmental Management Strategy Report which was previously endorsed by the City of Maple Ridge. Over the Summer of 2018 and the Winter of 2019 the EAC Sub-Committee reviewed



the mapping and on February 13, 2019 unanimously recommended that the Bylaw be forwarded to Council for consideration.

**d) Early and Ongoing Consultation:**

Following First Reading, comments and input will be sought from the UDI, Greater Vancouver Housing & Builders Association Liaison Committee, the Provincial Water Management Branch, the District of Mission, Katzie and Kwantlen First Nations, and the City of Maple Ridge Agricultural Advisory Committees. In addition to these referrals, it is also recommended that an early posting of the proposed OCP amendments on the City's website, a media statement, along with an invitation to the public to comment. This consultation is in addition to the opportunity to comment at the regularly scheduled Public Hearing.

**e) Citizen Implications:**

Both figure 7a and 7b are considered to be information only, as Provincial mapping takes precedent and aquifers/groundwater matters fall under the jurisdiction of the Ministry of Forests, Lands, and Natural Resource Operations, and Rural Resources. The proposed map figures are intended to improve clarity and awareness around the sensitivity of aquifers, particularly in these areas dependent on groundwater.

**CONCLUSION:**

Bylaw Amendment No. 7511-2018 is considered to be a minor amendment to update the Figure 7 OCP Aquifer Map to reflect the recently updated Provincial Vulnerable Aquifer Mapping. Over the Summer of 2018 and the Winter of 2019 the EAC Sub-Committee reviewed the mapping and on February 13, 2019 unanimously recommended that the Bylaw be forwarded to Council for consideration. It is therefore, recommended that Council grant First Reading to OCP Amending Bylaw No. 7511-2018.

"Original signed by Rod Stott"

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*Prepared by:* **Rod Stott**  
**Environmental Planner 2**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

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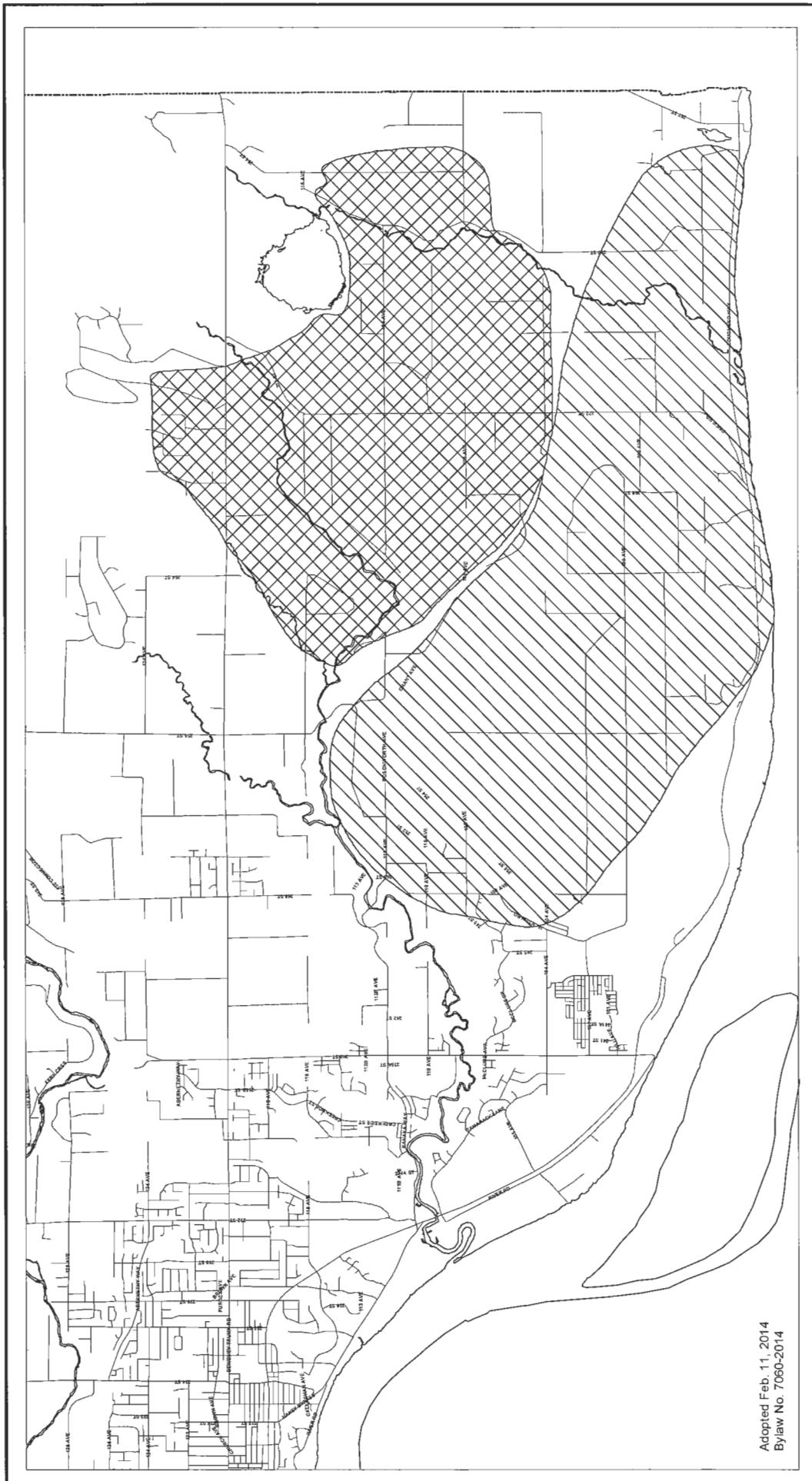
*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Current OCP Figure 7 Vulnerable Aquifer Map

Appendix B – OCP Amending Bylaw No. 7511-2018 including Aquifer Maps 7a and 7b






Adopted Feb. 11, 2014  
Bylaw No. 7050-2014



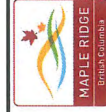
## Legend

-  Grant Hill Aquifer
-  Whonnock Aquifer

## NOTE:

The vulnerability and demand for use of an aquifer varies. For further information refer to the Ministry of Land, Water and Air Protection, Guide to Using BC Aquifer Classification Maps for the Protection and Management of Groundwater.

## AQUIFERS



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

October 20, 2006 Not To Scale Figure 7

## BYLAW NO. 7511-2018

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

**AND WHEREAS** it is deemed expedient to amend Figure "7" to the Official Community Plan;

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No.7511-2018."
2. Figure 7 "Aquifers" Map is hereby replaced with the "Vulnerable Aquifers Maps" 7a) "Provincial Vulnerable Aquifers" map and 7b) "City of Maple Ridge Vulnerable Aquifers Map", a copy of which is attached hereto and forms part of this Bylaw.
3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

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

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

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

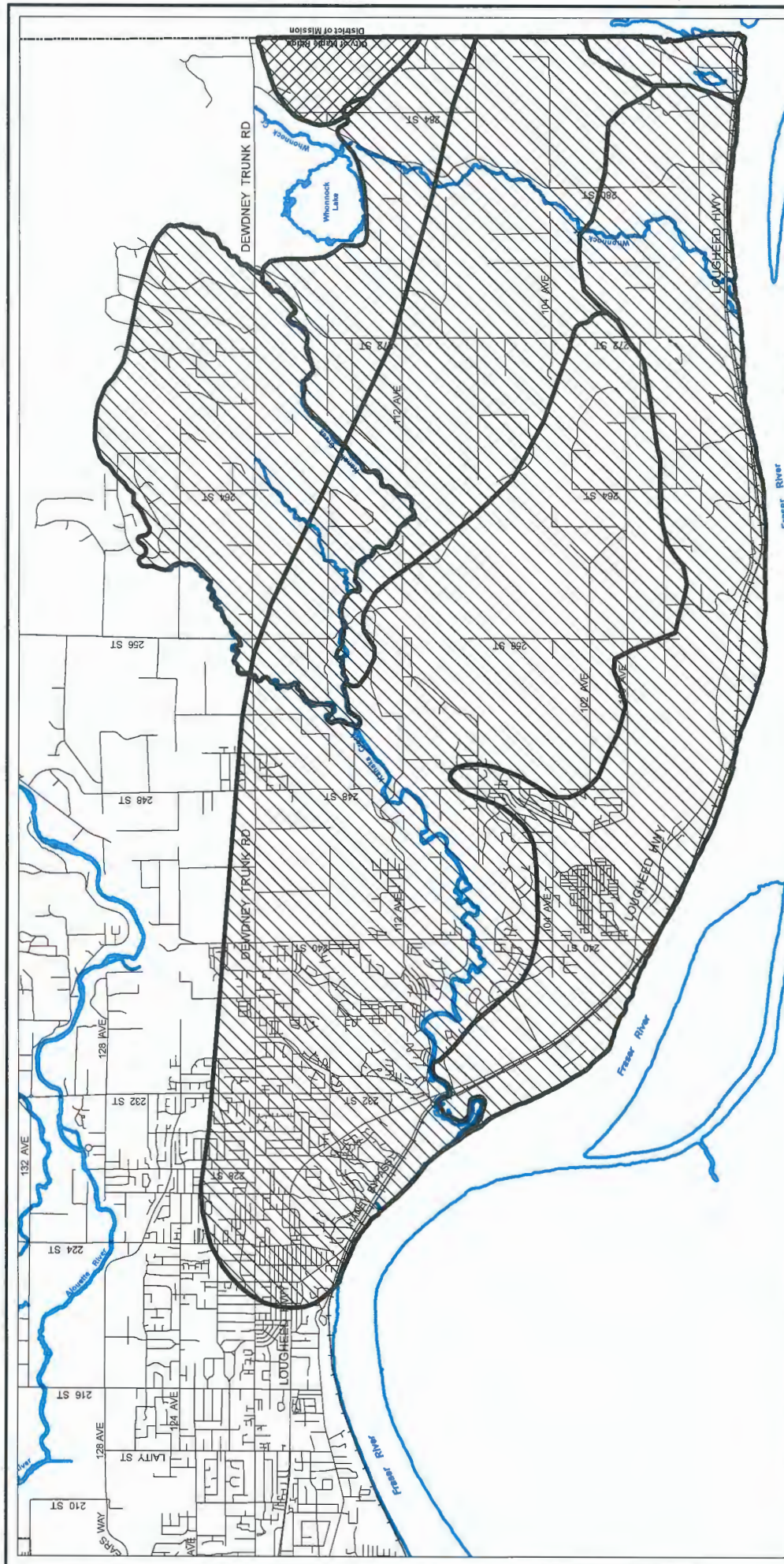
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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

**PRESIDING MEMBER**

CORPORATE OFFICER





# Provincial Vulnerable Aquifers



DATE: Mar 14, 2019 Not To Scale Figure 7a

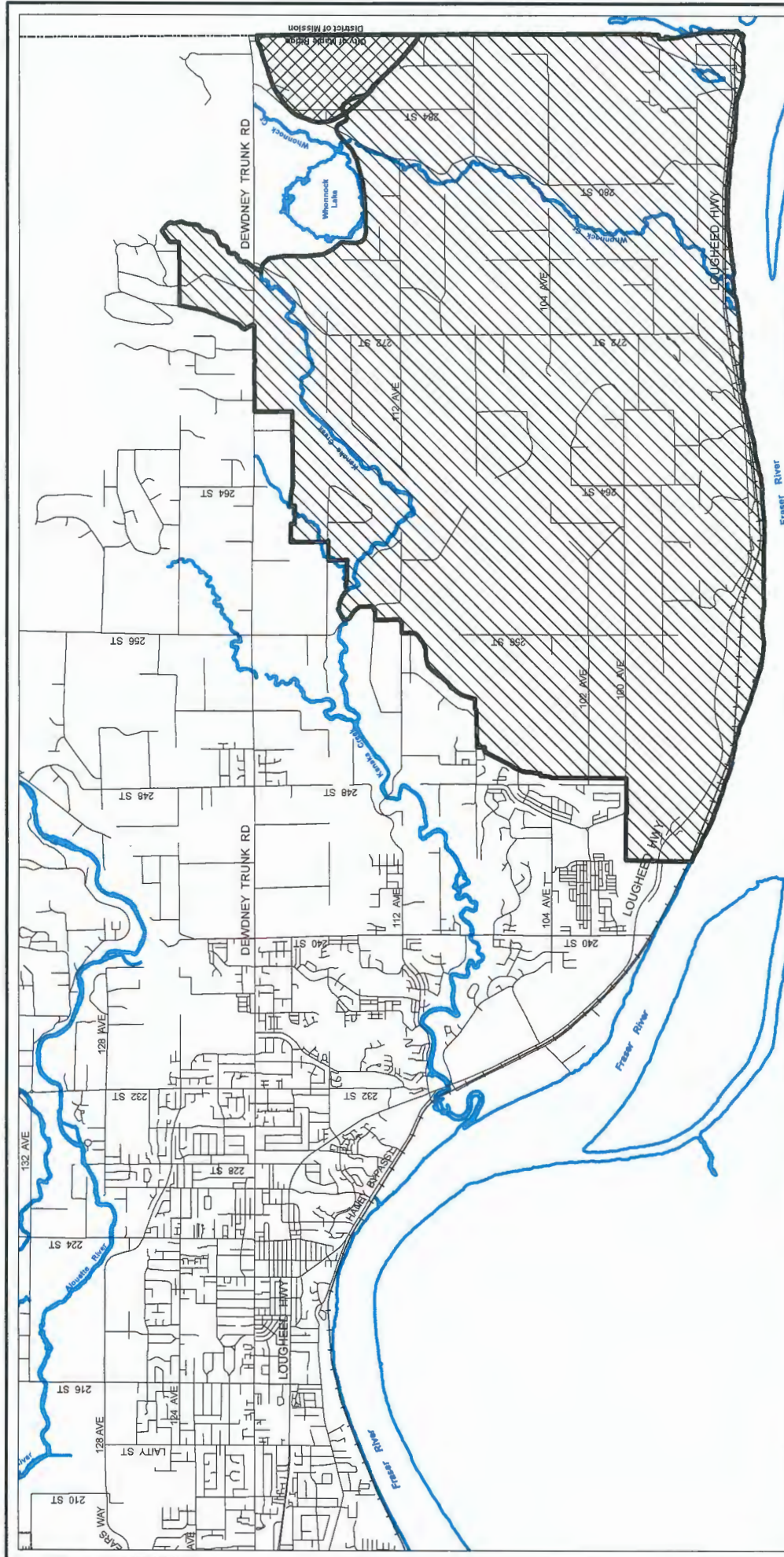
**For Information Only:**  
The City of Maple Ridge acknowledges that aquifers are under the jurisdiction of the Ministry of Forests, Lands, Natural Resources Operations and Rural Development.

## Legend

-  High Vulnerability
-  Moderate Vulnerability







### Legend



High Vulnerability

Moderate Vulnerability

This map represents Provincial vulnerable aquifers in areas dependent on groundwater for drinking and irrigation.

### For Information Only:

The City of Maple Ridge acknowledges that aquifers are under the jurisdiction of the Ministry of Forests, Lands, Natural Resources Operations and Rural Development.

### City of Maple Ridge Vulnerable Aquifers



DATE: Mar 14, 2019

Not To Scale

Figure 7b



**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** March 19, 2019  
**FILE NO:** 2016-009-DVP  
**MEETING:** CoW

**SUBJECT: Development Variance Permit  
23729 Dewdney Trunk Road**

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2016-009-DVP) has been received in conjunction with a Rezoning and Development Permit application to construct a 41 unit Townhouse development. The requested variances are to:

1. Reduce the exterior side yard setback (Dewdney Trunk Road) from 7.5 metres to 6.0 metres.
2. Reduce the interior side yard setback (lane) from 6.0 metres to 4.8 metres.
3. Reduce the rear yard setback (east property line) from 7.5 metres to 6.35 metres.
4. Reduce from 15 metres to 12 metres the radius of a continuous 90 degree continuous arc unencumbered by buildings on the same lot measured from the centre of all required windows in a living room.

Council will be considering final reading for rezoning application 2016-009-RZ on March 26, 2019. It is recommended that Development Variance Permit 2016-009-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2016-009-DVP respecting property located at 23729 Dewdney Trunk Road.**

**DISCUSSION:****a) Background Context**

Applicant: Focus Architecture Inc.  
Legal Description: Section: 21, Township: 12

OCP :  
Existing: RES (Urban Residential)  
Proposed: Urban Residential

Zoning:  
Existing: RS-3 (One Family Rural Residential)  
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:  
North: Use: Single Family Residential  
Zone: RS-1b (One Family Urban (Medium Density) Residential)  
Designation: Urban Residential

South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential), CD-1-93 (Amenity Residential District)
East:	Designation:	Urban Residential
	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
West:	Designation:	Urban Residential
	Use:	Single Family Residential, Multi-Family Residential
	Zone:	R-3 (Special Amenity Residential District), RM-1 (Townhouse Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential / within Urban Boundary
Proposed Use of Property:		Multi-Family Residential
Site Area:		1.0 ha (2.5 acres)
Access:		237 Street
Servicing requirement:		Urban Standard

Concurrent Applications: 2016-009-RZ, 2016-009-DP

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

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit 41 townhouse units, with access from 237<sup>th</sup> Street. All of the units are proposed to have double car garages and three bedrooms. The proposed unit size ranges from 126 m<sup>2</sup> to 139 m<sup>2</sup> (1,355 ft<sup>2</sup> – 1,492 ft<sup>2</sup>). Rezoning requirements include dedication at the north property line to create a lane (120A Lane) that will eventually connect from 237<sup>th</sup> (west edge) to 238 Street (east edge). The completion of this access route will occur incrementally with successive applications for redevelopment of the remaining lots on this portion of Dewdney Trunk Road.

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

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

The requested variances and rationale for support are described below:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a):* To reduce the exterior side yard setback from 7.5 metres to 6.0 metres;
2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a):* To reduce the rear yard setback from 7.5 metres to 6.35 metres; and
3. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6.b):* To reduce the interior side yard setback from 6.0 metres to 4.48 metres.

These requests for setback variances are supportable as each unit will have substantial usable outdoor space available as rear yard space. The rear and interior side yard setback requests are only for the deck columns, and the main structures comply with the setback requirements.

4. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 602, 8.(c)i):* Reduce from 15 metres to 12 metres the radius of a continuous 90 degree continuous arc unencumbered by buildings on the same lot measured from the centre of all required windows in a living room.

This variance request is supportable because the siting of these townhouse structures has enabled a wide swath of landscape area between the townhouse structures, offering rear yard space for the private enjoyment of the inhabitants.

These variance requests are illustrated on Appendix C, attached to this report.

**d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**CONCLUSION:**

The proposed variance is supported because the intent of the Zoning Bylaw for multi-family development will continue to be met with this application.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-009-DVP.

"Original signed by Diana Hall"

---

Prepared by: **Diana Hall, M.A, MCIP, RPP**  
**Planner 2**

"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 Kelly Swift"

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

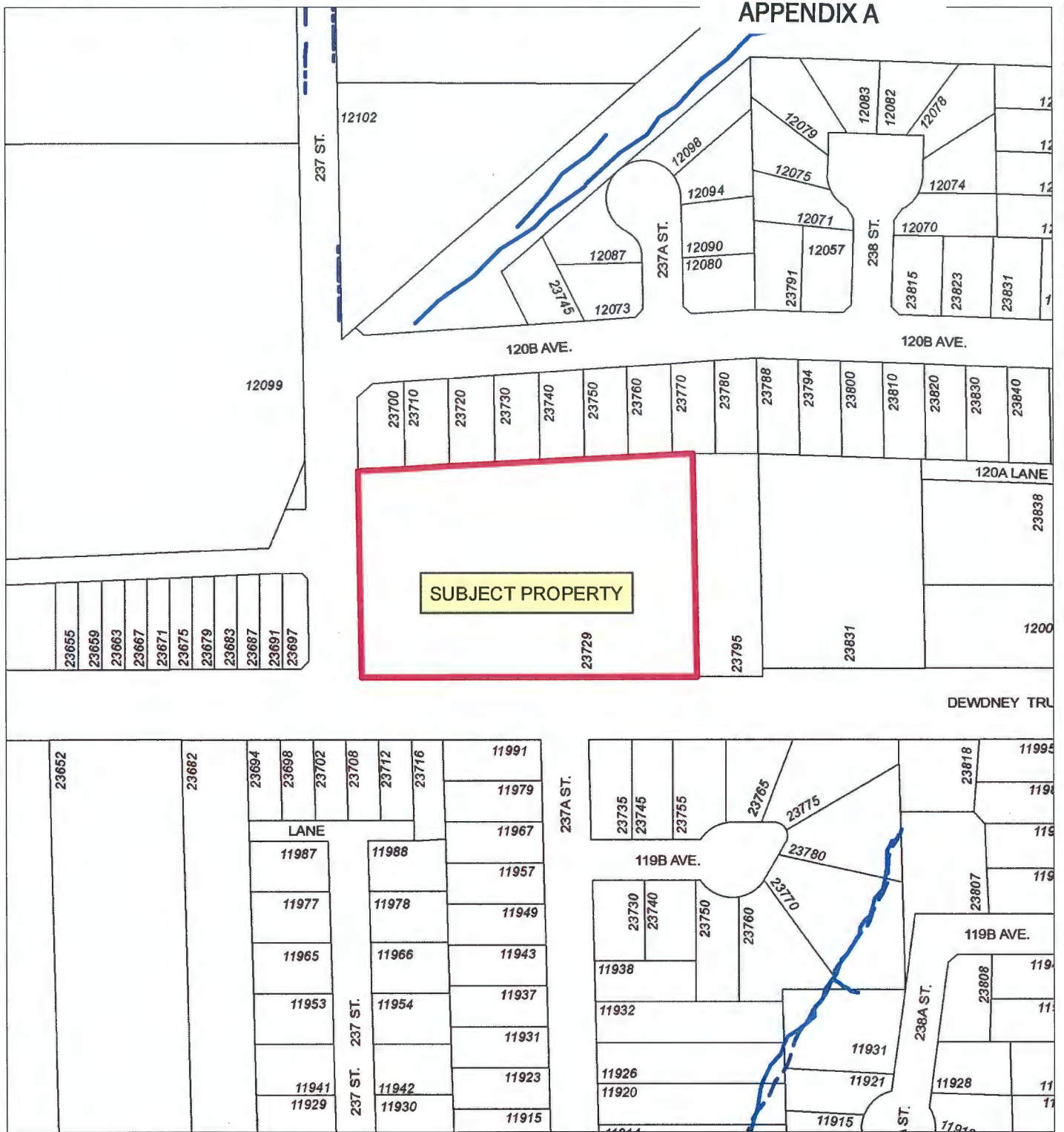
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan showing proposed variances.

# APPENDIX A



Scale: 1:2,000

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

23729 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2016-009-RZ

DATE: Jan 22, 2016

BY: PC



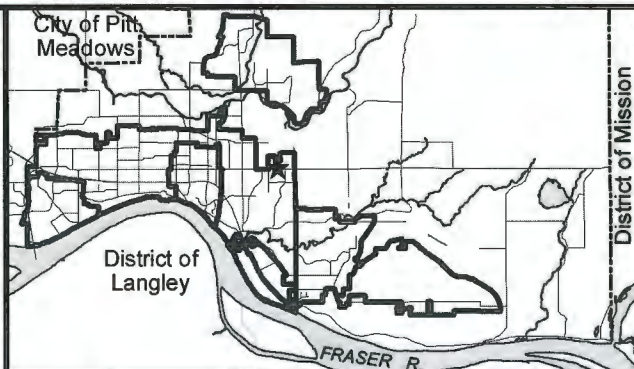
# APPENDIX B



Aerial Imagery from the Spring of 2011



Scale: 1:2,000



District of Mission

23729 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

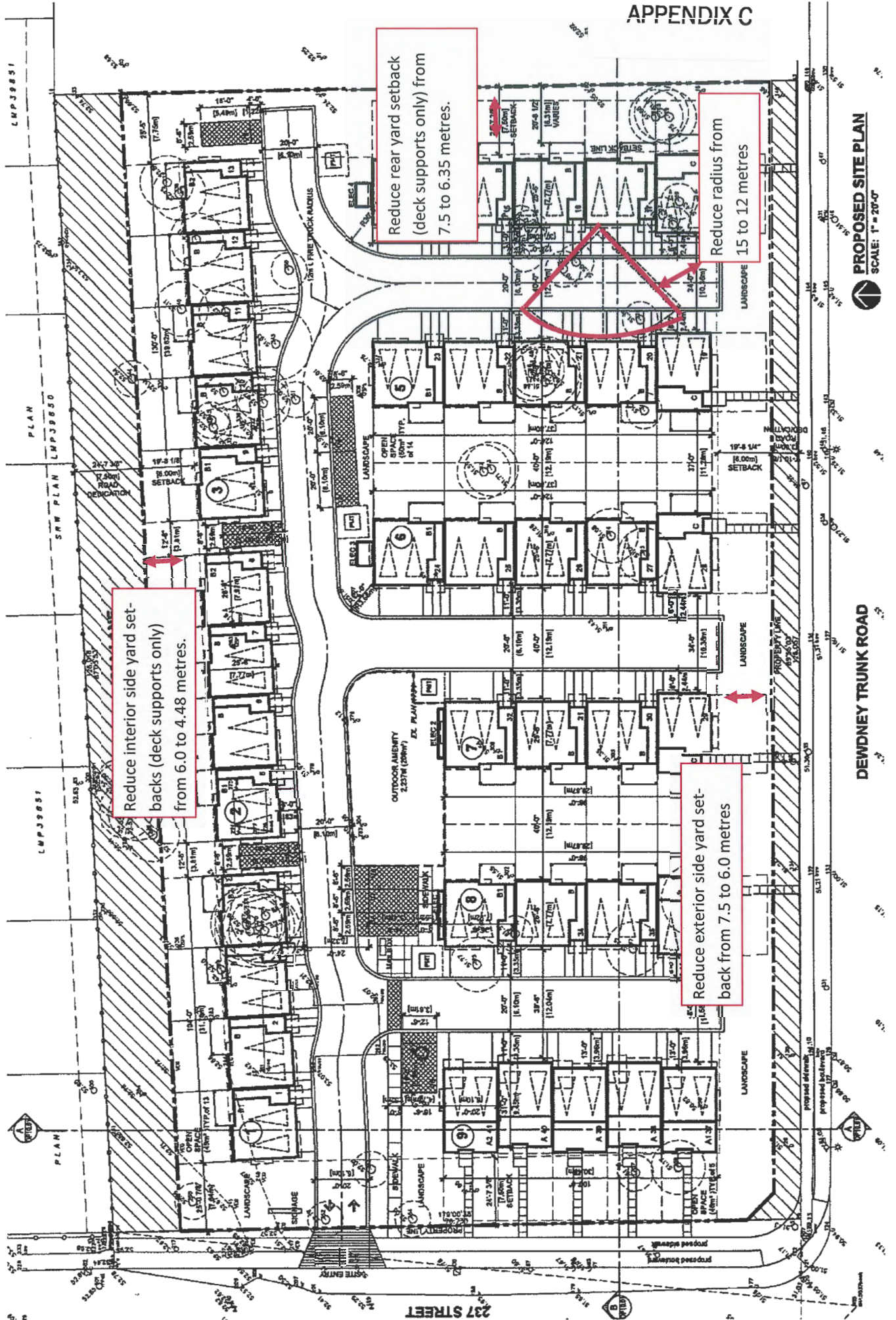
FILE: 2016-009-RZ

DATE: Jan 22, 2016

BY: PC



# APPENDIX C



PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

DEWDNEY TRUNK ROAD

237 STREET

<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	March 19, 2019
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2018-200-DVP
		<b>MEETING:</b>	C o W
<b>SUBJECT:</b>	Development Variance Permit 23525 Dogwood Avenue		

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application 2018-200-DVP has been received in conjunction with a Building Permit application, to construct a Detached Garden Suite (DGS) with attached garage on the property located at 23525 Dogwood Avenue. The proposed DGS is part of the DGS Pilot Project. The requested variance is to reduce the asphalt width requirement, from 7m to the pre-existing 6m.

Since the existing asphalt width of 6m provides an adequate level of service for the road, the variance can be supported. It is recommended that Development Variance Permit 2018-200-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2018-200-DVP respecting property located at 23525 Dogwood Avenue.**

**DISCUSSION:**

**a) Background Context**

Applicant:	James and Brenda Richardson
Owner:	James and Brenda Richardson
Legal Description:	Lot B, Section 28, Township 12, New Westminster District Plan 6734
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: Alouette River, and Park Zone: P-1 Designation: Park
South:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Estate Suburban Residential
East:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Estate Suburban Residential

West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
Existing Use of Property:		Single Family Residential
Site Area:		4060 m <sup>2</sup> (1 acre)
Access:		Dogwood Avenue
Servicing:		Rural Suburban Services

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

The subject property is approximately 1 acre (0.4 hectare) in size, and is relatively flat with a small ridge sloping to the north, towards the adjacent South Alouette River (see Appendix A). The subject property is bound by rural residential properties to the east, south and west, and a Park on the north side of the river. An existing dwelling is on the subject property and the applicants are proposing to construct a Detached Garden Suite with an attached garage to be sited in the front yard. The applicants are participating in the DGS Pilot Project. The subject variance request is required to reduce the required asphalt width of the local rural road, Dogwood Avenue, from 7m to the pre-existing 6m.

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

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

The requested variances and rationale for support are described below:

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule D (Design and Construction Standards)*: To reduce the asphalt width requirement for a Local Rural Road, from 7m to the pre-existing 6m.

Road widening is required under the above mentioned Bylaw, however, the existing asphalt width of 6m provides an adequate level of service for the local road. Therefore, the variance request is supportable.

#### **d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.



## CONCLUSION:

The proposed variance is supported for the reasons described above, therefore it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-200-DVP.

"Original signed by Therese Melser"

---

*Prepared by:* **Therese Melser**  
**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 Kelly Swift"

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

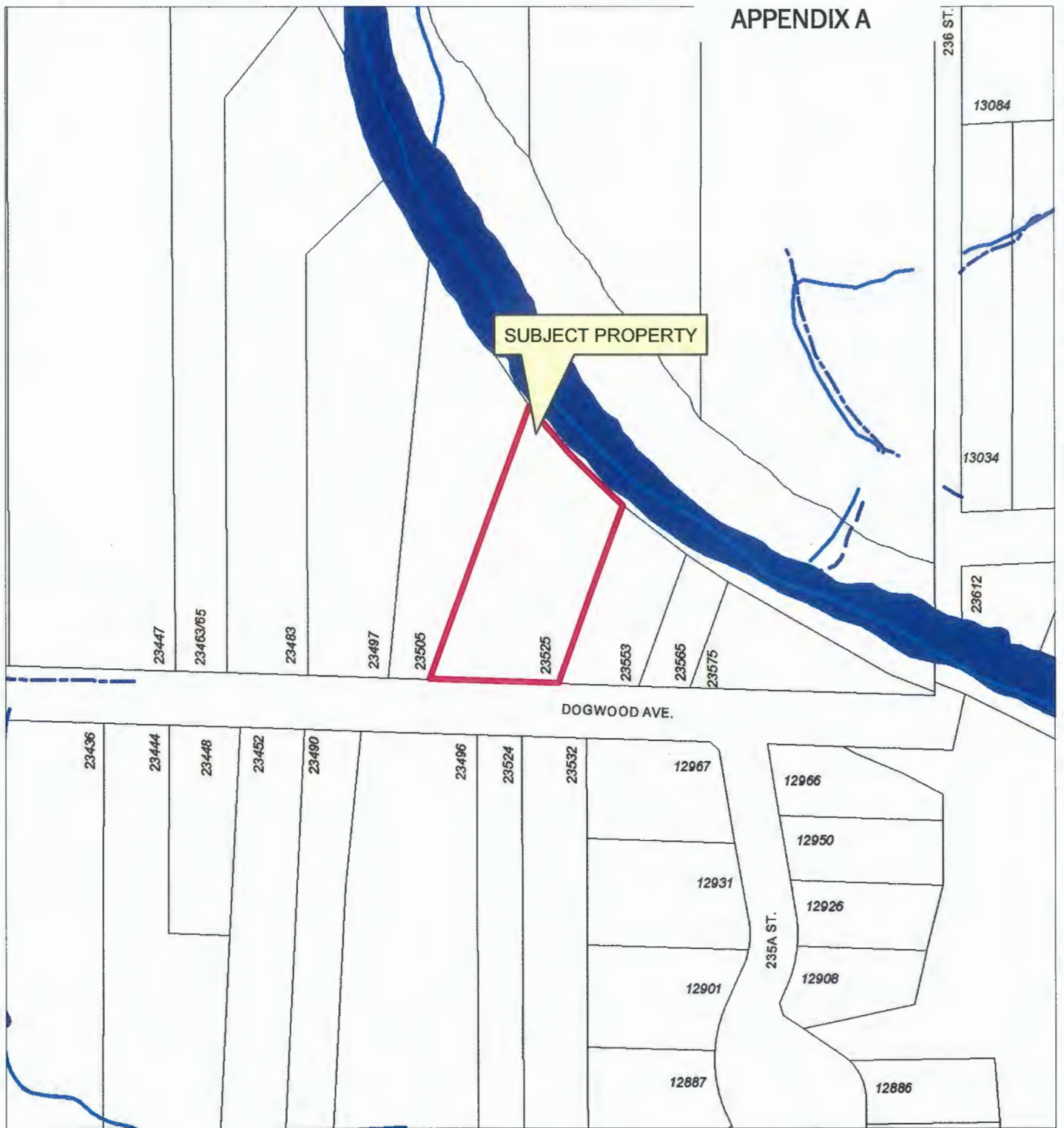
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan Building Permit application

# APPENDIX A



Scale: 1:2,000

## Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- Lake or Reservoir
- River
- Major Rivers & Lakes

23525 DOGWOOD AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

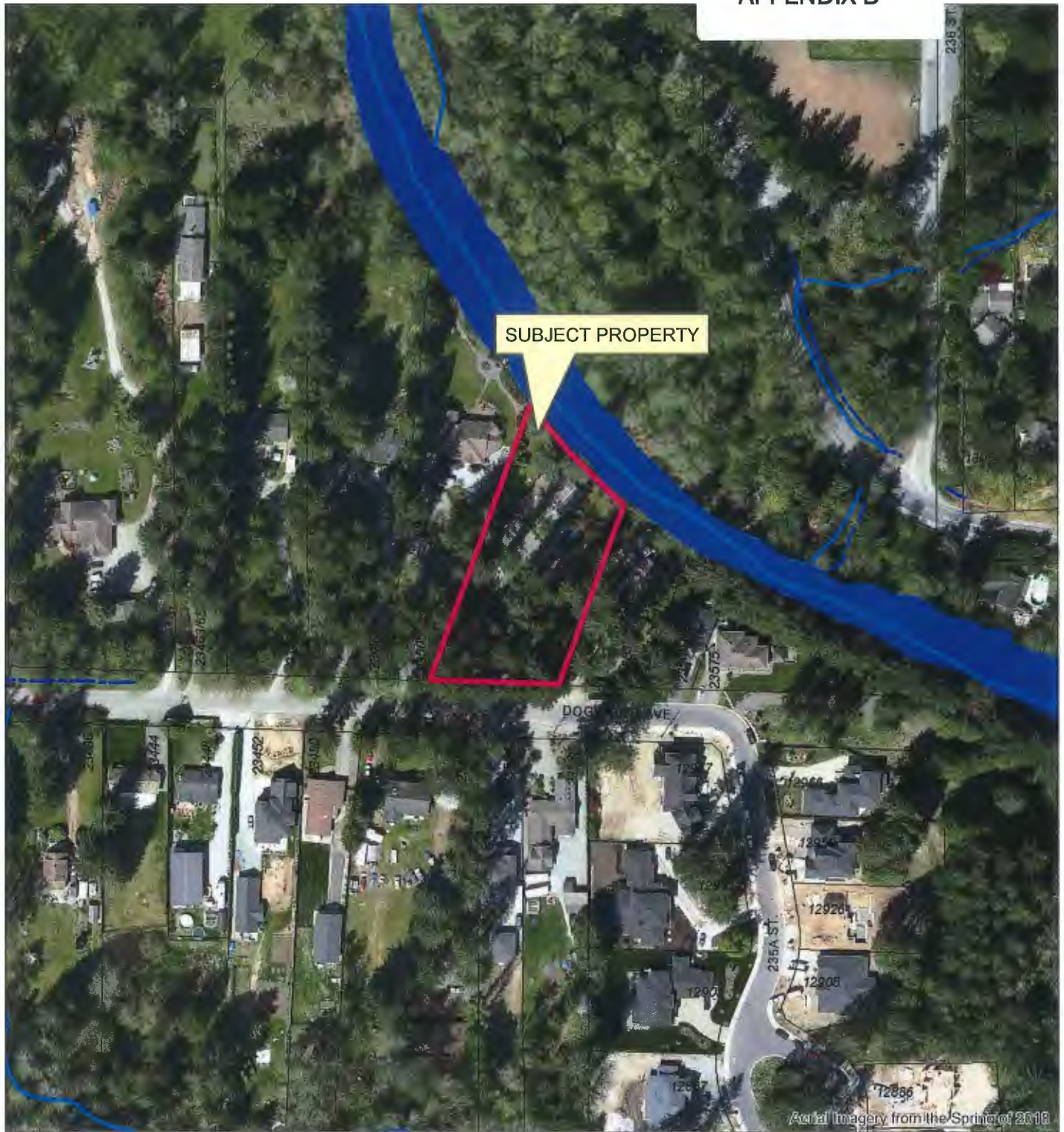
[mapleridge.ca](http://mapleridge.ca)

FILE: 2018-200-VP  
DATE: Feb 20, 2019

BY: MC



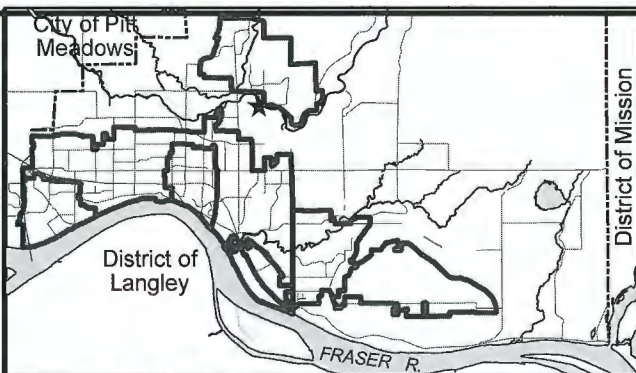
# APPENDIX B



Aerial Imagery from the Spring of 2018



Scale: 1:2,000



23525 DOGWOOD AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

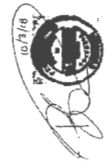
FILE: 2018-200-VP  
DATE: Feb 20, 2019

BY: MC



SHEET INDEX	
ID	Name
A-201	Cover Sheet
A-101	Foundation Plan
A-102	1st Floor Plan
A-103	Left Elevation
A-301	Elevations
A-301	Sections / Details
A-401	Window Installation

- Design loads and seismic review
- N<sub>o</sub> per BSEB 2012, including Dec. 2014 revision.
- MAINTENANCE
  - Timber-Roof, up<sup>2</sup>s (Augmented)
  - Roofing beam, Grade 2-25
  - min. 3" and bearing
  - protect from weather
  - Columns,
    - typ. 50% strength at 28 days
    - except 85% for average slab
- REINFORCED, 1500 psi allowable
- ANCHORS
- oil bearing capacity

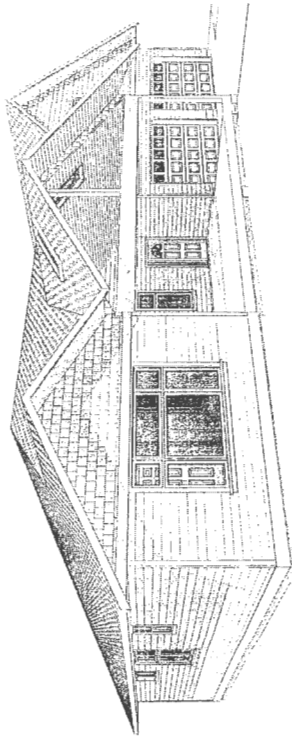


GEOPHYSIC HAS REVIEW  
GEOTECHNICAL ASPECTS  
DISCUSS MEET

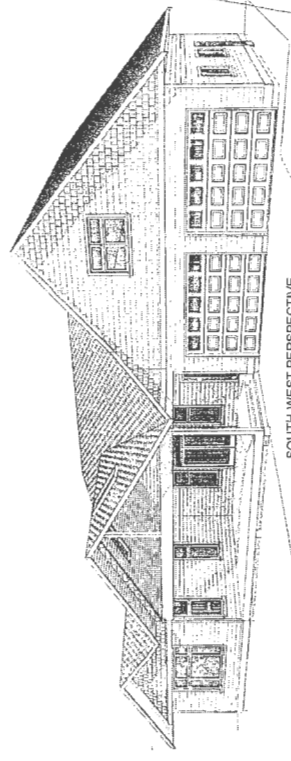
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23525 Daywood Ave  
Maple Ridge

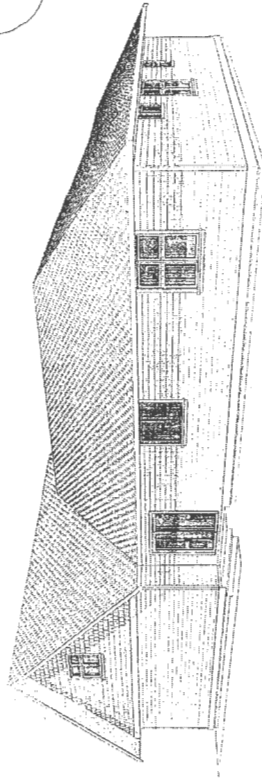
CUSTOMER INFORMATION	
CUSTOMER:	Troy Richards
JOB #:	16-05-14
DRAWING VERSION: FINAL / CONSTRUCTION	



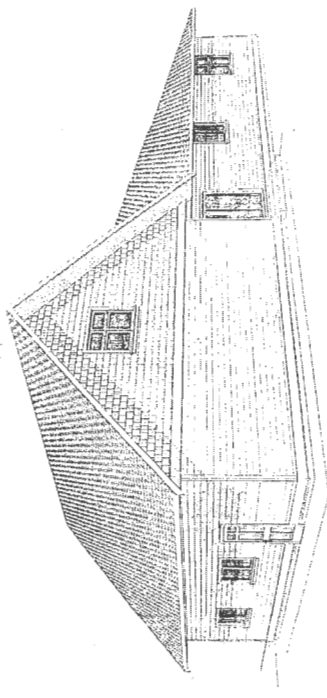
NORTH-WEST PERSPECTIVE



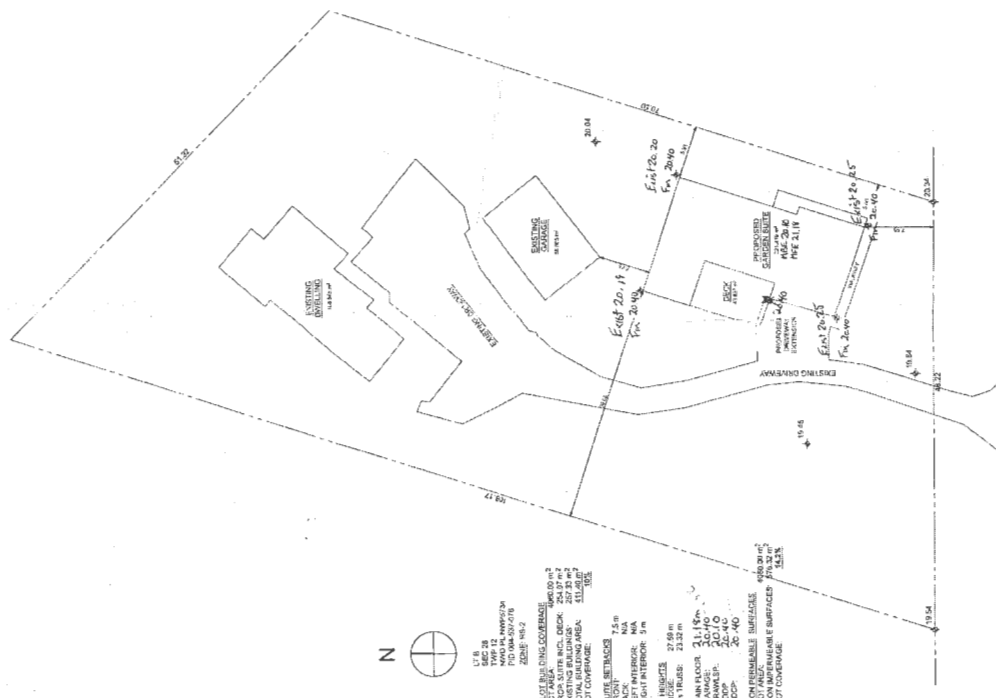
SOUTH-WEST PERSPECTIVE



## SOUTH-WEST PERSPECTIVE



SOUTH-EAST PERSPECTIVE



23525 DOGWOOD AVENUE

Site Plan  
SCALE: 1:250

### General Specifications/Notes

- I. PLANS
  - a. Copy a written description as to be used for quantities, estimates. Do not make drawings.
  - b. Obtain a written description of the work to be done and working conditions.
  - c. Detail and construction of all local items in the drawings.
  - d. Any interference with the structural integrity of the structure must be discussed with the structural engineer.
- II. DESIGN
  - a. The building is designed in accordance with C.B.C. 2012 and any local by-laws and requirements.
  - b. Structural members and connections to be certified by a structural Engineer.



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** March 19, 2019  
**FILE NO:** 2017-078-DVP  
**MEETING:** C o W

**SUBJECT:** Development Variance Permit  
22368 North Avenue

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2017-078-DVP) has been received in conjunction with a Rezoning and Development Permit application to construct a mixed use four storey building that will provided a head office for a local non-profit organization and affordable rental housing for special needs tenants. The requested variance(s) is/are to:

1. Reduce the parking requirement from a total of 31 stalls to 19 stalls
2. Increase the maximum compliment of small car parking stalls from 3 stalls to 19 stalls;
3. Reduce the required handicapped parking stalls from 1 stall to 0 stalls.
4. To reduce the required front yard setback above the second storey (for residential development) from 7.5 metres to 1.96 metres, and
5. To reduce the required side yard setbacks above the third storey from 4.5 metres to 0.0 metres.

Council will be considering final reading for rezoning application 2017-078-RZ on March 25, 2019.

It is recommended that Development Variance Permit 2017-078-DVP be approved.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2017-078-DVP respecting property located at 22368 North Avenue.

**DISCUSSION:**

**a) Background Context**

Applicant:	Tekton Project Management
Owner:	Ridge Meadows Community Living Foundation
Legal Description:	Lot: 50, D.L.: 398, Block: 5, Plan: NWP155
OCP :	
Existing:	APTL (Low-Rise Apartment)
Proposed:	Commercial
Zoning:	
Existing:	RM-3 (High Density Apartment Residential)
Proposed:	C-3 (Town Centre Commercial)

#### Surrounding Uses:

North:	Use:	Parking Lot (Office Use and Monthly Parking)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Single-Family and Multi-Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-3 (High Density Apartment Residential)
East:	Designation:	Port Haney Multi-Family, Commercial and Mixed Use
	Use:	Offices (Haney Professional Building)
	Zone:	C-3
West:	Designation:	Low-Rise Apartment
	Use:	Vacant (ad-hoc parking lot)
	Zone:	RM-3
	Designation:	Low-Rise Apartment
Existing Use of Property:		Parking lot / within the Urban Boundary
Proposed Use of Property:		Commercial and Residential
Site Area:		718 m <sup>2</sup> (0.2 acres)
Access:		Pedestrian access from North Avenue and 117 Avenue, Parking access from 117 Avenue
Servicing:		Urban Standard
Concurrent Applications:		2017-078-RZ, 2017-078-DP

#### b) Project Description:

The subject property, located at 22368 North Avenue, is a rectangular shaped lot with street frontages on North Avenue and 117 Avenue. The lot slopes gently from the northeast to the southwest corner. The lot is almost entirely paved for use as a parking lot and is currently vacant. There are no trees on the lot, although a row of mature trees borders the edge of the adjacent property to the east (see Appendices A and B).

The proposal is for a four storey mixed-use building with 1,252 m<sup>2</sup> (13,483 ft<sup>2</sup>) of gross floor area. The building will serve as the new head office of the Ridge Meadows Community Living Foundation (the Foundation). The ground floor is to be used for flexible training, gallery or commercial space with at grade parking behind the building. The second and third floors are office space for the Foundation. Six rental apartment units are located on the fourth floor to house clients of the Foundation. One of the units will be designed as adaptable for persons with mobility impairments. Off-street parking is located at ground level partially underneath and behind the building, and accessed from 117 Avenue. The landscaping on the site is confined to small screening bands along the western and eastern edges of the parking lot, as well as in planters on the second floor and third floor decks.

#### c) Variance Analysis:

A number of municipal bylaws establish general minimum and maximum regulations to direct development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below:

- 1) *Maple Ridge Zoning Bylaw No 3510 -1985, Part 7, Section 703, 8. a): To reduce the required front yard setback requirement of 7.5 m (24.6 ft) above the second storey to 1.959 m (6.4 ft);*
- 2) *Maple Ridge Zoning Bylaw No 3510 -1985, Part 7, Section 703, 8. b): To reduce the side yard setback requirement above the third storey from 4.5 m (14.8 ft) to 0 m;*

The application has been before the Advisory Design Panel, and the proposed structure will maintain a high quality of design with these variance requests.

3. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Schedule A, Part 1.0, d: To reduce the required parking stalls for apartment use from 8 to 0 stalls.*

This variance request is supportable as the special needs tenants will not be able to drive, and therefore will not require parking stalls.

4. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Schedule A, Part 2.0, f: To reduce the required parking stalls for office use from 23 to 20 stalls.*

This variance request is supportable as the parking requirements of this non-profit society can be met with this variance.

5. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Part IV, Section 4.1 i), (a): To increase the maximum permitted small car parking stalls from 10% to 100%.*

This variance request is supportable as the parking requirements of this non-profit society can be met with this variance.

6. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Part IV, Section 4.2 1) i): To eliminate the requirement for an accessible parking stall for persons with disabilities.*

This variance request is supportable as the parking requirements of this non-profit society can be met with this variance. It should further be noted that the subject property is located adjacent to, but is just outside of, the Central Business District. If the provisions under the Central Business District applied to this property, the parking requirements would be significantly reduced. Staff are supportive of these variances in recognition of the site constraints posed by the subject property and because of the mandate of the Foundation and its important function within the community.

The applicant has provided justification to support the relaxation of parking requirements. No parking spaces are required for the apartment units because it is expected that tenants will not be able to drive. Visitor parking can be accommodated off-street outside of business hours, and on-street otherwise. The Foundation has also tracked their parking requirements for their staff, and confirmed that 20 small car stalls are sufficient to meet their needs. They estimate the average number of parking stalls occupied was 16 per day, with a current maximum of up to 19. The Foundation has asked that the accessible parking space requirement for persons with disabilities be waived because providing the larger space on the development site would further reduce the number of off-street spaces. The applicant suggests that handicapped pick-up and drop-off can be accommodated on the curbside in front of the building, or in the parking lot, both during and after business hours.

The project provides four short-term and two long-term bicycle parking spaces for the office/commercial spaces in accordance with the *Off-Street Parking Bylaw*. Bicycle parking for the rental apartments can be accommodated within the unit if necessary.

**d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**CONCLUSION:**

The proposed variances are supported because of the benefits this project will bring to the community.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-078-DVP.

"Original signed by Diana Hall"

---

Prepared by: **Diana Hall M.A, MCIP, RPP**  
**Planner 2**

"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 Kelly Swift"

---

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan showing proposed variances



# APPENDIX A



Scale: 1:1,500

## Legend

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

22368 North Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

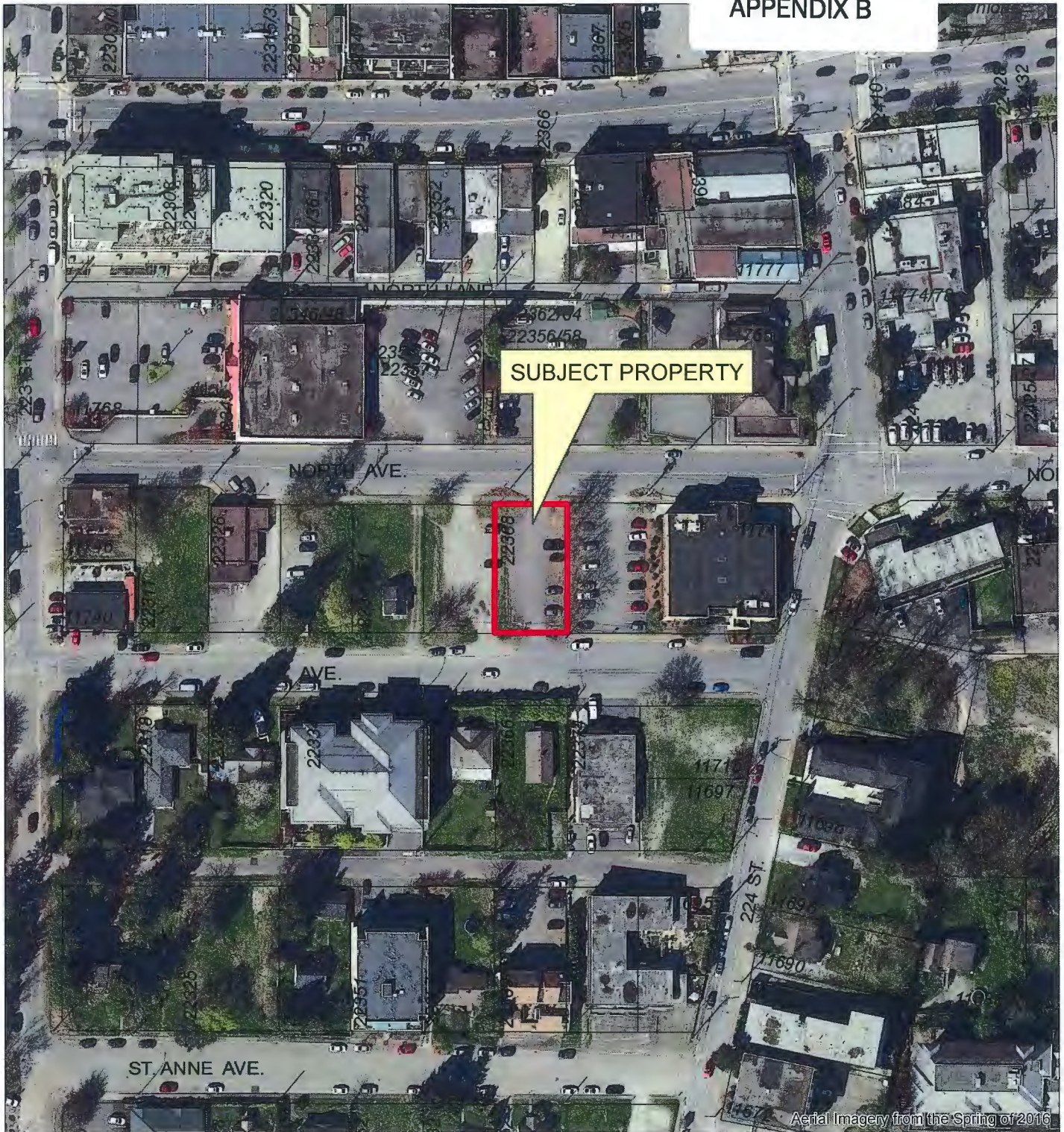
British Columbia

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

2017-078-VP  
DATE: Aug 1, 2017

BY: JV





Aerial Imagery from the Spring of 2016



Scale: 1:1,500

## Legend

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

22368 North Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

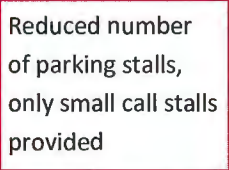
British Columbia

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

2017-078-VP  
DATE: Aug 1, 2017

BY: JV





## 1 Proposed Site Plan

## Existing Offsite Tree Table

Based on comparison with National Report

Attribute	Tree	Condition	Measure	Chcure	Grbh	Day	Cost	Removal /	Summary
					(mm)	(mm)	Estimate	Plants	
1	200-1	European Ash	1	0.25	0.00	PT	Estimate	Yes	
2	200-2	European Ash	1	0.35	0.00	PT	Estimate	Yes	
3	200-3	European Ash	1	0.25	0.00	PT	Estimate	Yes	
4	200-4	European Ash	1	0.20	0.00	PT	Estimate	Yes	
5	200-5	European Ash	1	0.31	0.00	PT	Estimate	Yes	
6	200-6	European Ash	1	0.40	0.00	PT	Estimate	Yes	

Total Count: 6

PT = Pruned (Tree DBH < 100mm)  
 PT = Significant Tree (DBH > 100mm)  
 PT = Significant Tree (DBH > 100mm)

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Permit  
22368 North Avenue

**MEETING DATE:** March 19, 2019  
**FILE NO:** 2017-078-DP  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

Council considered rezoning application 2017-078-RZ and granted first reading for Zone Amending Bylaw No. 7316-2017 on April 25, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7436-2018 on March 13, 2018, and second reading for Zone Amending Bylaw No. 7316-2017 on March 13, 2018. This application was presented at Public Hearing on April 17, 2018 and Council granted third reading on April 25, 2018. Council will be considering final reading for rezoning application 2016-078-RZ on March 19, 2019.

Development Permit application 2017-078-DP has been received to permit the construction of a four storey mixed use building to serve as the new head office of the Ridge Meadows Community Living Foundation (the Foundation). It will contain 906 m<sup>2</sup> (9,750 ft<sup>2</sup>) of gross floor area of commercial office space over three storeys and six rental apartment units, 345 m<sup>2</sup> (3,714 ft<sup>2</sup>) of gross floor area on the fourth floor. The Foundation provides programs and services for over 600 children and adults with developmental disabilities in Maple Ridge and Pitt Meadows.

The concurrent rezoning application is accompanied by an Official Community Plan (OCP) amendment to change the site's designation from Low-Rise Apartment to Town Centre Commercial to permit this mixed use building.

This site is being re-zoned to C-3 (Town Centre Commercial) to accommodate the proposal. The development permit application made to the City is subject to Section 8.11 Town Centre Development Permit for the South of Lougheed (SOLO) Precinct.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-078-DP respecting property located at 22368 North Avenue.

### DISCUSSION:

#### a) Background Context:

Applicant: Tekton Project Management

Legal Description: Lot 50 Except: Part Dedicated Road on Plan BCP 14057, Block 5, D.L.: 398, Group 1, NWP155



**OCP:**

Existing:	APTL (Low-Rise Apartment)
Proposed:	Town Centre Commercial

**Zoning:**

Existing:	RM-3 (High Density Apartment Residential)
Proposed:	C-3 (Town Centre Commercial)

**Surrounding Uses:**

North:	Use:	Parking Lot (Office Use and Monthly Parking)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-3 (High Density Apartment Residential)
East:	Designation:	Port Haney Multi-Family, Commercial and Mixed Use
	Use:	Offices (Haney Professional Building)
	Zone:	C-3 (Town Centre Commercial)
West:	Designation:	Low-Rise Apartment
	Use:	Vacant (ad-hoc parking lot)
	Zone:	RM-3 (High Density Apartment Residential)
	Designation:	Low-Rise Apartment

Existing Use of Property:	Parking lot
Proposed Use of Property:	Office and residential uses
Site Area:	718 m <sup>2</sup> (0.2 acres)
Access:	Pedestrian access from North Avenue and 117 Avenue, Parking access from 117 Avenue

**b) Project Description:**

The proposal is for a four storey mixed use building. The ground floor is to be used for flexible training, gallery or commercial space. The next two floors are for office space for the Ridge Meadows Community Living Foundation. Six rental apartment units are located on the fourth floor, to be used to house clients of the Foundation. Off-street parking is located at ground level partially underneath and behind the building, and accessed from 117 Avenue. The landscaping on the site is minimal and confined to small bands along the western and eastern edges of the parking lot, as well as in planters on the second floor and third floor roof decks.

The building façade is covered by a combination of metal fascia and hardie panels. The building's façade is accented by bright orange and blue colours to produce a contemporary design. Concrete block fire walls on the east and west elevations of the building.

**c) Planning Analysis:**

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.11 Town Centre Development Permit for the SOLO Precinct.

### **Key Guidelines:**

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. **Develop a diverse shopping, employment and residential district.** *This mixed use building will provide employment and special needs housing.*
2. **Create pedestrian-oriented streetscapes.** *This building steps back, podium style, from the first to the second floors and supports a pedestrian oriented urban realm.*
3. **Enhance the quality, character and vibrancy of SOLO.** *The building will be bright and welcoming, pulling activity from Lougheed Highway and 224<sup>th</sup> Street into the SOLO area.*
4. **Maintain cohesive building styles.** *This new structure will be the first development activity in this area in many years and will help set the tone and scale for how the area along North Avenue will develop.*
5. **Capitalize on important views.** *This four storey structure will not impede views as the area develops.*
6. **Provide public outdoor space.** *The main public space is along North Avenue. This building will encourage more pedestrian activity in this area.*
7. **Provide climate appropriate landscaping and green features.** *Trees onsite are provided along the west side of the property. If there is room in the road right of way for street trees, they will be incorporated.*
8. **Maintain street interconnectivity.** *The historic street layouts will not be changed as a result of this application.*

### **d) 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 November 15, 2017. Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

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

#### ***Landscape Comments:***

1. *Provide a fence/guardrail on West elevation; This change was agreed to.*
2. *Provide taller evergreen shrub and screen to block vehicle headlights from light pollution to neighbours on West side; This change was agreed to.*
3. *Show sections on the property through the parking lot; This change was agreed to;*
4. *Show the landscape treatment to the south of the garbage enclosure; This change was agreed to;*
5. *Revise the design of the garbage enclosure to incorporate architectural features of the building (ie: colour, materials, etc); This change was agreed to;*

#### ***Architectural Comments:***

6. *Treatment of fire wall as presented is acceptable;*
7. *Encouraged to provide a wayfinding means to assist people with disabilities; The client wished to maintain the plans as existing as they have other buildings with similar formats. It was noted that wayfinding signage could be added later if the need arose.*

8. Improve the expression of type of construction as shown in the rendering and explanations; *The exterior finishes used and their colours have been added in the revised plans.*
9. Provide guardrail at drops of more than 600 mm; *This change was agreed to.*
10. Design of guardrails higher than 600 mm (2 ft) to be submitted for review of the colour and safety; *This change was agreed to.*
11. Consider extending blue horizontal member at 90 degrees on both sides of the building; *This change was agreed to.*
12. Consider the corner recess areas to be coloured orange as elsewhere on the façade; *This change was agreed to.*
13. Consider using machine-room-less elevator; *this recommendation will be considered in the context of cost effectiveness.*
14. Indicate on plans the location of the roof access; *This change was agreed to.*
15. In the event that there is roof equipment, details should be provided as to its location and how it will be screened from neighbours, streets and overview; *This change was agreed to.*

The ADP also encouraged the applicant to provide at least one adaptive unit as defined by the BC Building Code. The applicant has provided one adaptive unit as requested. As noted above, the ADP suggestions, comments and concerns have been addressed by the applicant where applicable and are reflected in the current plans.

**e) Citizen/Customer Implications:**

Opportunities for public input have been provided through the Development Information Meeting hosted by the applicant on December 7, 2017 in support of this project, and through the required Public Hearing, held on April 17, 2018. In addition, neighbourhood notification has been required in support of the Development Variance Permit application for relaxation to front, and side yard setbacks, and for a relaxation of parking requirements.

**f) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$40,297, the security will be \$40,297.

## CONCLUSION:

This development Permit application is in support of a mixed use building that will provide special needs housing and office space. The application has been reviewed and supported by the Advisory Design Panel, and for this reason, it is recommended that Application 2017-078-DP be approved.

"Original signed by Diana Hall"

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*Prepared by:* **Diana Hall, MA, MCIP, RPP**  
**Planner 2**

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

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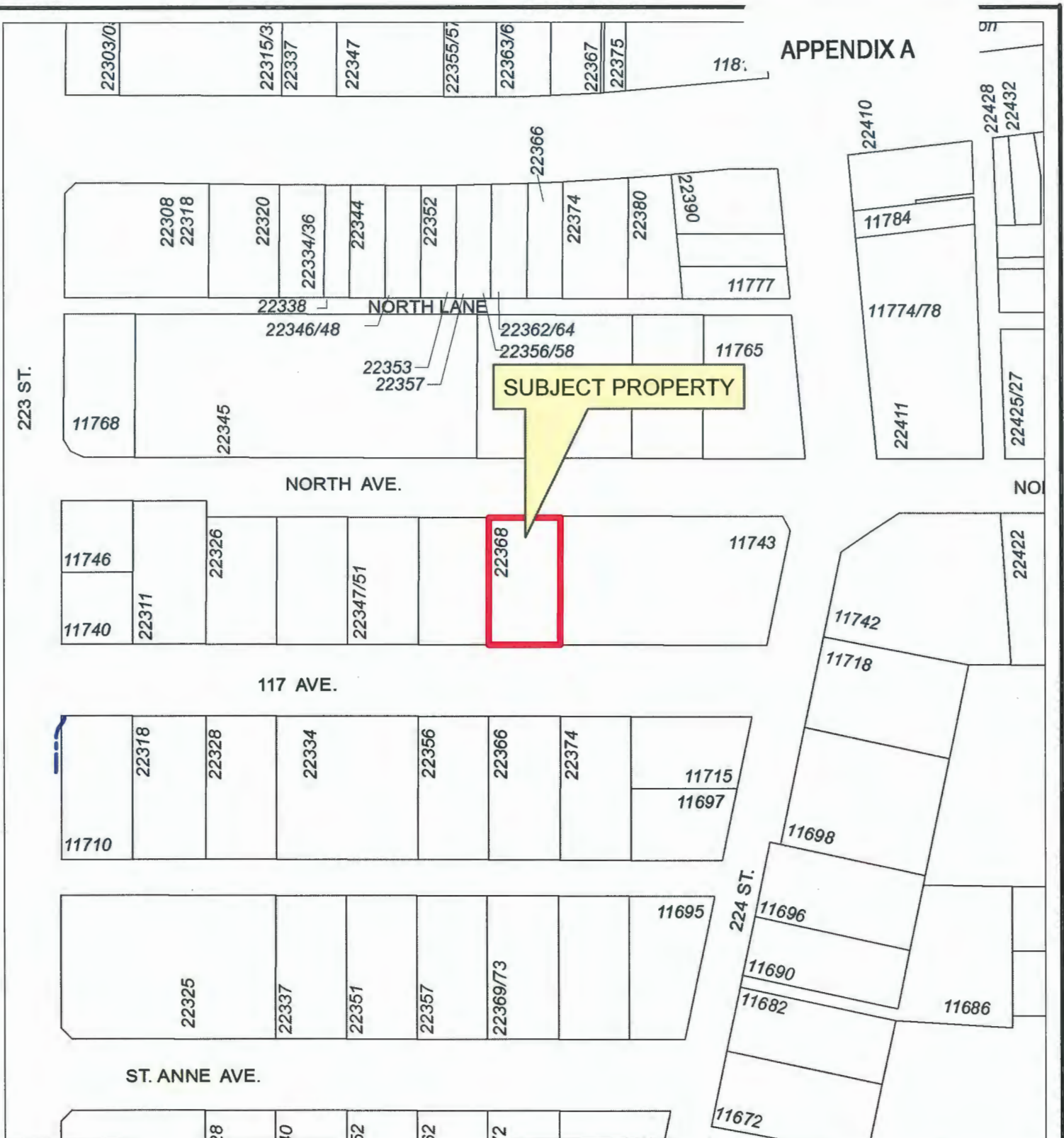
*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Development Plans showing site plan, renderings and elevations
- Appendix D – Landscape Plan



# APPENDIX A



Scale: 1:1,500

## Legend

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

22368 North Avenue

PLANNING DEPARTMENT



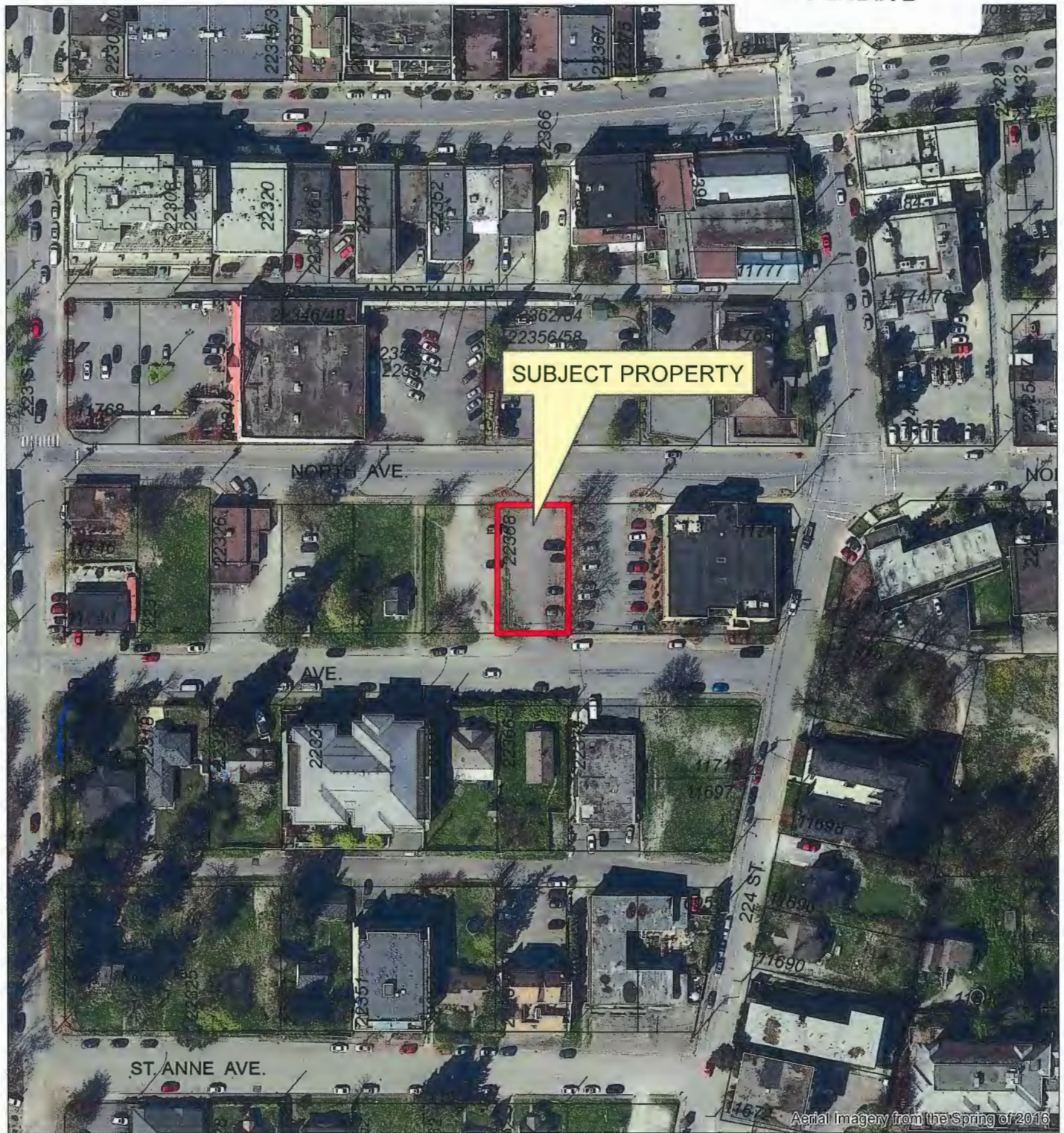
MAPLE RIDGE  
British Columbia

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

2017-078-DP  
DATE: Aug 1, 2017

BY: JV





Scale: 1:1,500

### Legend

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

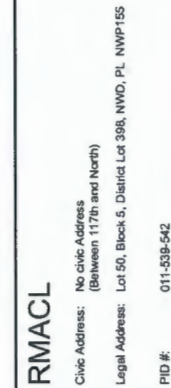
22368 North Avenue



2017-078-DP  
DATE: Aug 1, 2017

BY: JV





## Site Plan & Existing Survey

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

Date:	2017-11-27
Scale	
Drawn	WB/JM
Project #	1636

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

Sheet

DP1.0



PRELIMINARY ONLY NOT FOR CONSTRUCTION



DP5.0

PROPOSED PROJECT  
NOT FOR CONSTRUCTION

WAYNE STEPHEN BISSKY  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN  
1000 17th Ave. S.W.  
Suite 1000  
Atlanta, GA 30334  
Phone: 404.525.1000  
Fax: 404.525.1001  
Email: wsb@wbssky.com

Birds Eye View South West  
RMACL

Legal Address: Lot 60, Block 5, District 100, West, P.L. 100-100  
City Address: District 100, West, P.L. 100-100  
Parcel Number: 177th and 100th

Notes:  
1. This is a preliminary rendering of the proposed project. It is not intended to be used for construction purposes.  
2. The rendering is for informational purposes only and does not constitute a contract.  
3. The rendering is subject to change without notice.



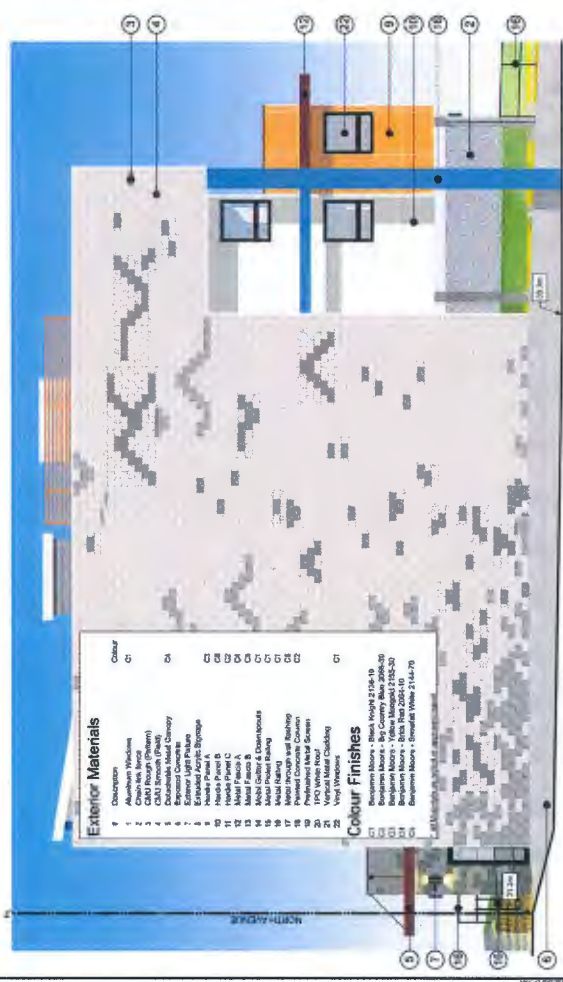
EXTERIOR ELEVATIONS



East Elevation  
Scale: 1/8"



North Elevation  
Scale: 1/8"



West Elevation  
Scale: 1/8"



South Elevation  
Scale: 1/8"

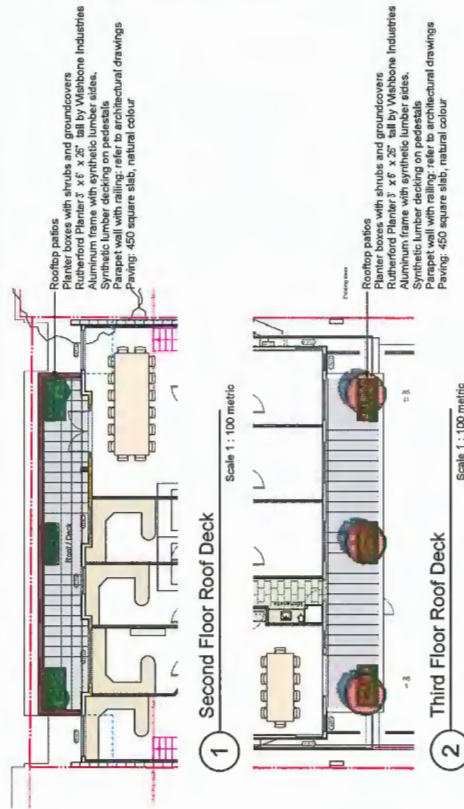
Exterior Materials	
Color	Description
1	Concrete
2	Chalkboard
3	Chalkboard
4	Chalkboard
5	Chalkboard
6	Chalkboard
7	Chalkboard
8	Chalkboard
9	Chalkboard
10	Chalkboard
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100	Chalkboard

**Wayne Stephen Bissky**  
ARCHITECTURE & INTERIOR DESIGN INC.  
10000 10th Avenue, Suite 100  
Boulder, CO 80501  
Phone: 303.440.1000  
Fax: 303.440.1001  
www.wsbstudio.com

**RMACL**  
10000 10th Avenue, Suite 100  
Boulder, CO 80501  
Phone: 303.440.1000  
Fax: 303.440.1001  
www.wsbstudio.com

**DP4.1**








PLANT LIST - RMACL 22368 North Avenue

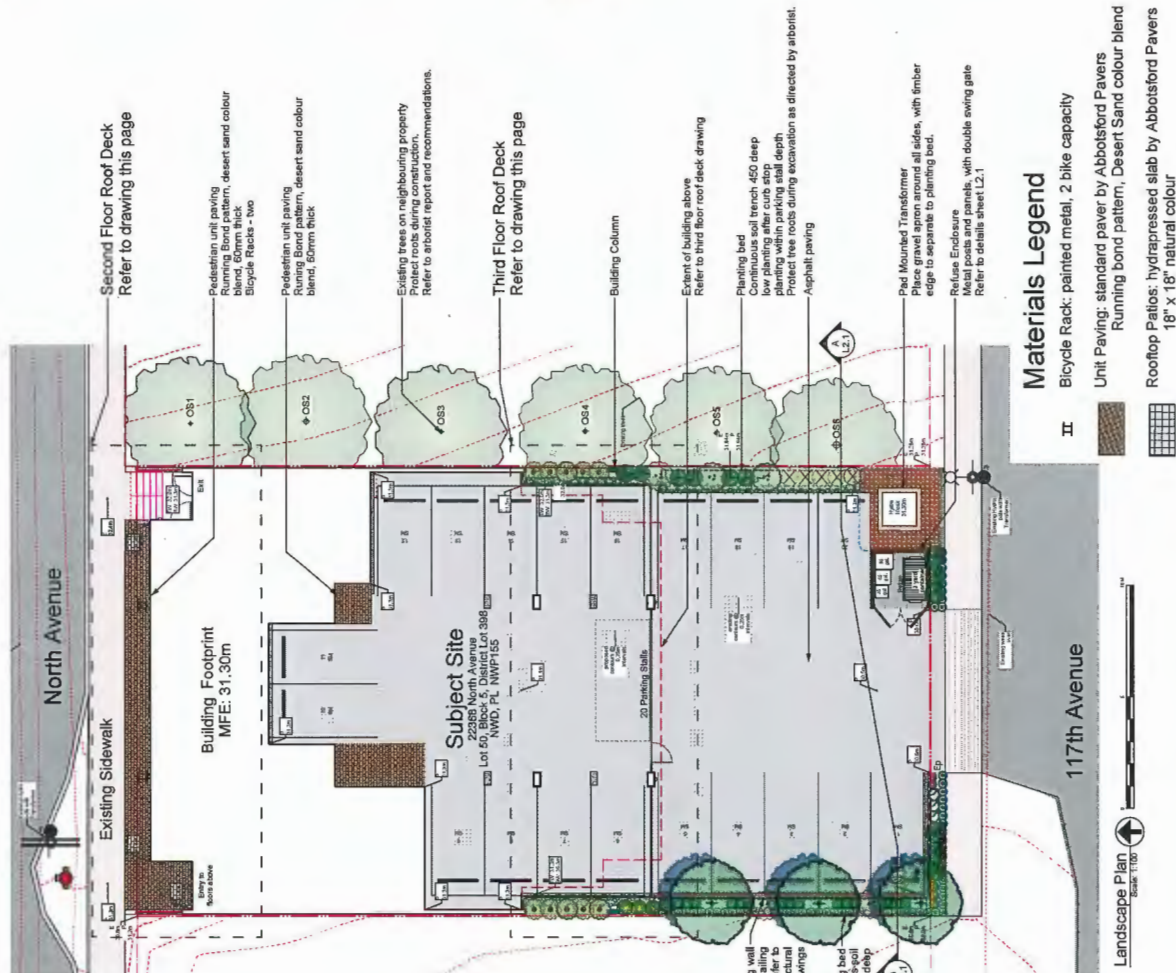
DATE: 11/23/2017		SYMBOL QTY.		BOTANICAL NAME		COMMON NAME		SIZE		SPACING	
PL. QTY.		SYMBOL		BOTANICAL NAME		COMMON NAME		SIZE		SPACING	
3		+		<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple			8m oak, 8x10			
SHRUBS											
10	+			<i>Hydrangea macrophylla</i>	Big Leaf Hydrangea			82 pot			750 o.c.
5	+			<i>Potentilla japonica</i>	Lily-of-the-valley Plants			82 pot			500 o.c.
5	+			<i>Pinellia nipponica</i>	Red Air Shrubbery Chingquai			82 pot			500 o.c.
4	+			<i>Prunus tinctoria</i>	Zobaid Cherry Laurel			82 pot			500 o.c.
4	+			<i>Saké purpurea 'Nana'</i>	Purple Willow			81 pot			750 o.c.
15	+			<i>Taxus x media 'Hollis'</i>	Hick's Yew			1.5m tall			500 o.c.
15	+			<i>Yucca x media 'Hollis'</i>	Evergreen Yuccasherry			45 pot			800 o.c.
GROUND COVERS											
02	+			<i>Gaultheria shallon</i>	Skill			81 pot			500 o.c.
43	+			<i>Hyacinthum silycinum</i>	St. Johnswort			81 pot			300 o.c.
PERENNIALS											
Ep	+			<i>Echinacea purpurea 'Magna'</i>	Magnus Purple Coneflower			81 pot			450 o.c.
He	+			<i>Hemerocallis 'Happy Return'</i>	Happy Returns Daylily			81 pot			500 o.c.
3	+			<i>Pennstemon alpestricus 'Himalia'</i>	Himalia Fourtoun Grass			81 pot			500 o.c.

**PLANT LIST - BMACI - Roof Deck Planter Boxes**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		<b>SHRUBS</b>			
	3	Magralla x Ruby	Baby Magralla	1.2m tall specimen	
	30	Buxus m. Winter Gem	Asian Boxwood	#1 pot 400 d.s.	
	2	Prodrindaria Bird Diamond	Blue Potho (midway)	#2 pot 600 d.s.	
	4	Sarcocaulis h. Humilis	Himalayan Sweet Box	#2 pot 600 d.s.	
		<b>GROUND COVERS</b>			
	1	Actinastaphyle luteo-creni	Kiwikinnick	#1 pot 400 d.s.	
		<b>ORNAMENTAL GRASSES</b>			
	6	Slipa kluakivana	Mexican Feather Grass	#1 pot 400 d.s.	

**NOTES:**

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with BCSL/ARCA Landscape Standard, latest edition.
- 3) All maintenance shall be in accordance with BCSL/ARCA Landscape Standard, latest edition.
- 4) All planting beds: 450 soil plus 75mm of decomposed organic mulch or approved equal.
- 5) Planter boxes and soil as per specification.





## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** March 19, 2019  
**FILE NO:** 2013-117-DP  
**MEETING:** C o W

**SUBJECT:** Development Permit  
12182 228 Street

---

### EXECUTIVE SUMMARY:

An Intensive Residential Development Permit application has been received in conjunction with a rezoning and subdivision application, to allow future development of the subject property, located at 12182 228 Street, into three R-3 (Special Amenity Residential District) lots, with a lane.

Council considered rezoning application 2013-117-RZ and granted first reading for Zone Amending Bylaw No. 7055-2014 on February 11, 2014, and second reading on March 8, 2016. This application was initially presented at Public Hearing on April 19, 2016, and was granted third reading on April 26, 2016, while Council granted an extension on October 23, 2017. A new owner bought the subject property and also got possession of the adjacent northern properties. A new design was submitted, which was the reason why Council rescinded the accompanying rezoning application back to second reading on July 24, 2018. The application got presented again at Public Hearing on September 18, 2018, and was granted third reading on September 25, 2018 with the stipulation that conditions were to be met within six months. Council will be considering final reading for rezoning application 2013-117-RZ on March 19, 2019.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2013-117-DP respecting the property located at 12182 228 Street.

### DISCUSSION:

#### a) Background Context:

Applicant:	Bahal Holdings Inc., Ronnie Jagday
Legal Description:	Lot 1, except firstly the north 75 feet, and secondly part subdivided by plan 44214, Section 20, Township 12, New Westminster District Plan 4836
OCP :	
Existing:	Single Family Residential
Proposed:	Single Family Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-3 (Special Amenity Residential District)

#### Surrounding Uses

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Multi Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Ground Oriented Multi Family

Existing Use of Property:	Single Family Residential
Site Area:	1380 m <sup>2</sup>
Access:	newly created lane
Servicing:	Urban Services

#### b) Project Description:

The subject property, located at 12182 228 Street, within the Town Centre Area plan (see Appendix A). The subject property is relatively flat, with single family dwellings to the north, east and south. Across the street to the west are multi-family townhouse units. The properties designated for *Single Family Residential* in this block, bounded by 228 Street, 122 Avenue, and Greenwell Street, have the potential to be developed into R-3 (Special Amenity Residential District) zoned lots with an access lane. A concept plan was drafted to show the highest potential for all lots involved. The subject application was made in accordance with the conceptual plan.

#### c) Planning Analysis:

##### Official Community Plan (OCP)

The subject property is designated *Single Family Residential* in the Town Centre Area Plan, Section 10.4 of the OCP. This designation provides options for increasing density and choice of housing form, while retaining the single family character in established neighbourhood blocks. The R-3 (Special Amenity Residential District) zone is compatible with this designation. This development will create a more compact single family development pattern along 228 Street, while providing a transition in density from multi-family housing on the west side of 228 Street, to the larger single family lots outside of the Town Centre Area Plan to the east. The current proposal is consistent with the following policies of the Town Centre Area Plan:

##### Policy 5-9

*Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.*

##### Policy 5-10

*Laneways should have a maximum paved width of 6 metres.*

##### Policy 5-11

*Access to both underground and surface parking areas is encouraged to be provided off a laneway.*

A new lane will be constructed as part of the development, and will accommodate a 7.5m wide lane when subdivision continues going north and south. Temporarily, the northern proposed lot 3 will have a Statutory Right-of-Way for temporary access purposes until such time the northern properties, also owned by this developer, will develop to extend the access lane and permanently connect to Greenwell Street.

### **Zoning Bylaw**

The subject application is accompanied by a rezoning application, proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to allow a future three lot single family subdivision. The proposed three lots will each be approx. 265m<sup>2</sup> (2,853 ft<sup>2</sup>), where the minimum area requirement is 213m<sup>2</sup> (2,293ft<sup>2</sup>) Council will be considering final reading for rezoning application 2013-117-RZ on March 26, 2019.

### **Intensive Residential Development Permit**

An Intensive Residential Development Permit is required for all residential development at densities greater than 30 units per net hectare, and zoned R-3 (Special Amenity Residential District). The Section 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan aim to provide a greater emphasis on high standards in aesthetics and quality of the built environment while protecting important qualities of the natural environment, with the intent to provide an environment that is safe, attractive, people-friendly and environmentally responsive.

The key guideline concepts for the Intensive Residential Development Permit Area are as follows:

1. *Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.*

Each lot has its own house design yet is compatible in materials used and architectural styles.

2. *A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.*

Each lot in the proposed subdivision will have access to a lane through a temporary access over proposed lot 3, with garages located in the rear of each proposed lot. The subject application is to propose the lot layout and house design for lot 1 and 2, where lot 3 is going to function as a temporary access to the lane, until such time the lane is connecting to Greenwell Street. A Statutory Right-of-Way is going to be required over lot 3 for subdivision approval.



## CONCLUSION:

As the development proposal complies with the Intensive Residential Development Permit Area guidelines of the Official Community Plan for form and character, it is recommended that 2013-117-DP be given favourable consideration.

"Original signed by Therese Melser"

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*Prepared by:* **Therese Melser**  
**Planning Technician**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Site plan for proposed lot 1 and 2
- Appendix C – House Design for proposed lot 1 and 2

# APPENDIX A

12258	22873	22883	22913	22912
12238	22874	22882	22912	22911
12224	22875	22881	22911	22914
12192	22880	22902	22914	22871
12180	22871	22881	22891	22882
12166	22872	22882	22888	12155
12160	12150	12145	12145	

12273	12276 12274	12265
12261	12258	12255
12253	12240	22833
12243	22806 22812 22818 22824	22836
12229	12208	12195
12211	12194	12185
12203	12182	12167
12201	12166	12161
12191	12154	12157
12183	12140	12151
12169	12128	12147
12161		
12151		
12141		
12139		
12131		

SUBJECT PROPERTY

12182 228 Street

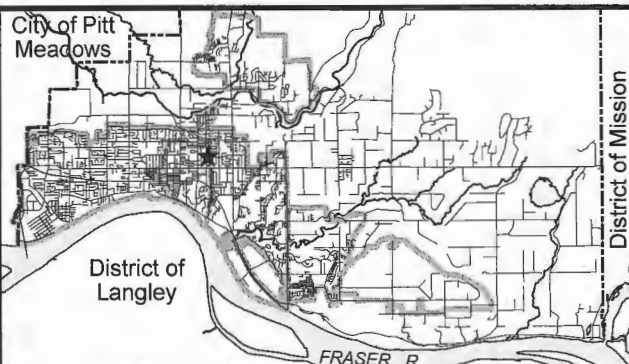
CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

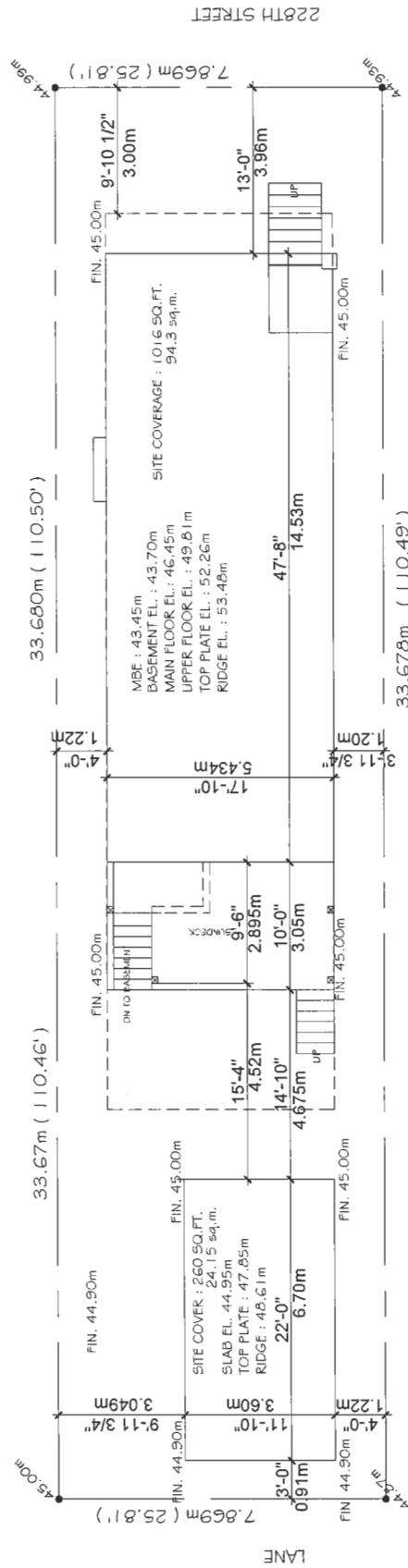


DATE: Feb 5, 2015 2013-117-DP BY: JV



Scale: 1:1,500





LOT 1

LOT AREA: 265.0 sq.m. ( 2852.5 sq.ft. )

LOT AREA: 285.0 sq.m. ( 2052.5 sq.ft. )  
SITE COVERAGE PERMITTED: 50%; 132.5 sq.m. ( 1426.25 sq.ft. )

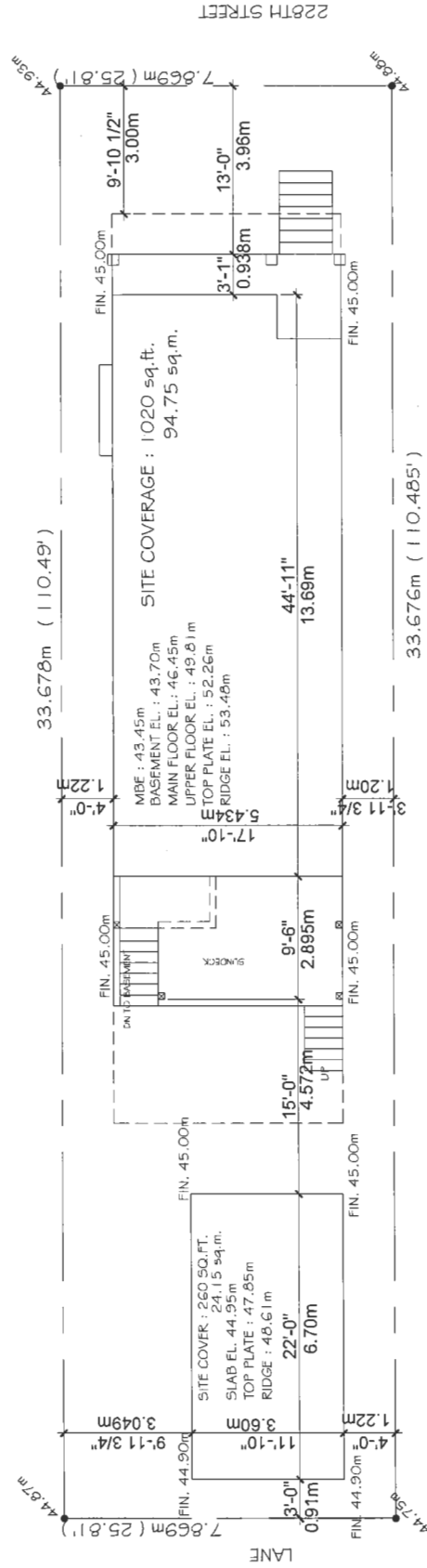
SITE COVERAGE PROPOSED : 118.53 sq.m.

HOUSE : 94.3 sq.m.

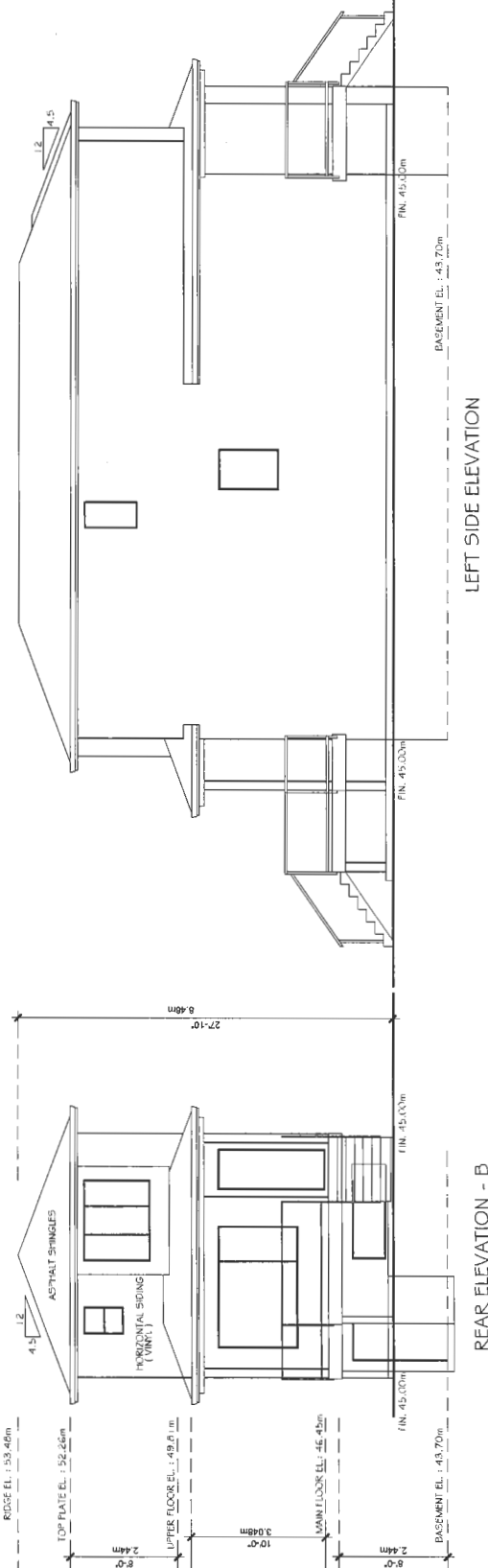
GARAGE: 24.15 sq.m.

<p><b>EATON HOME DESIGNS LTD.</b></p> <p>CUSTOM HOME DESIGNS &amp; RENOVATIONS</p> <p>#269 1488 MAIN STREET, NORTH VANCOUVER</p> <p>604-990-1107 CELL# 604-908-1853</p> <p>eatonhomedesigns.com romanaeaton@gmail.com</p>	BAHAL HOLDINGS	PREP. BY : R.E.
	12182 228TH STREET	1/4" = 1'-0"
	LOT #1	SITE PLAN
	DATE: MAY 2018	

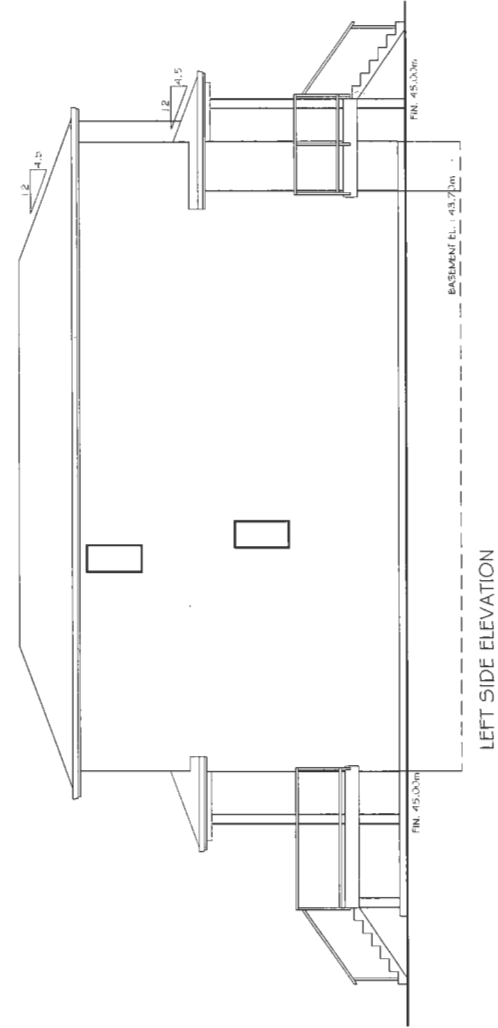
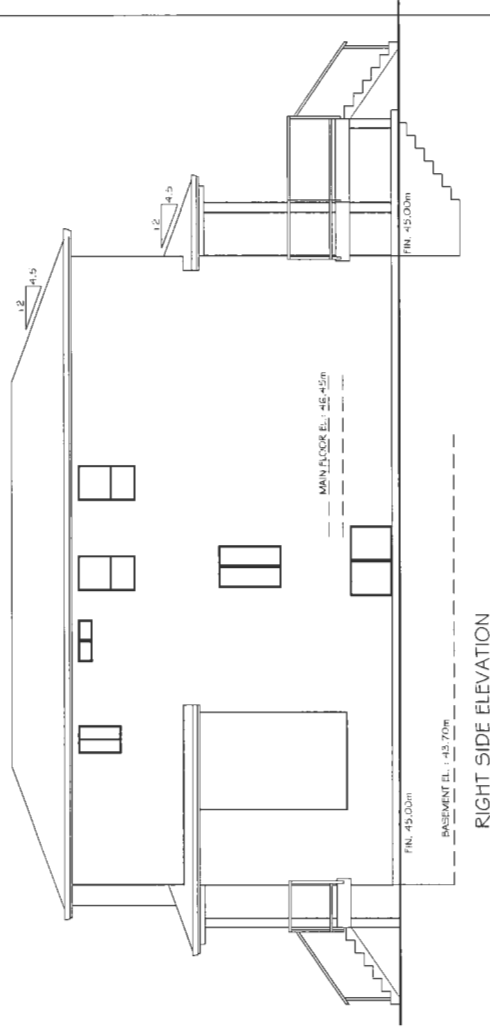




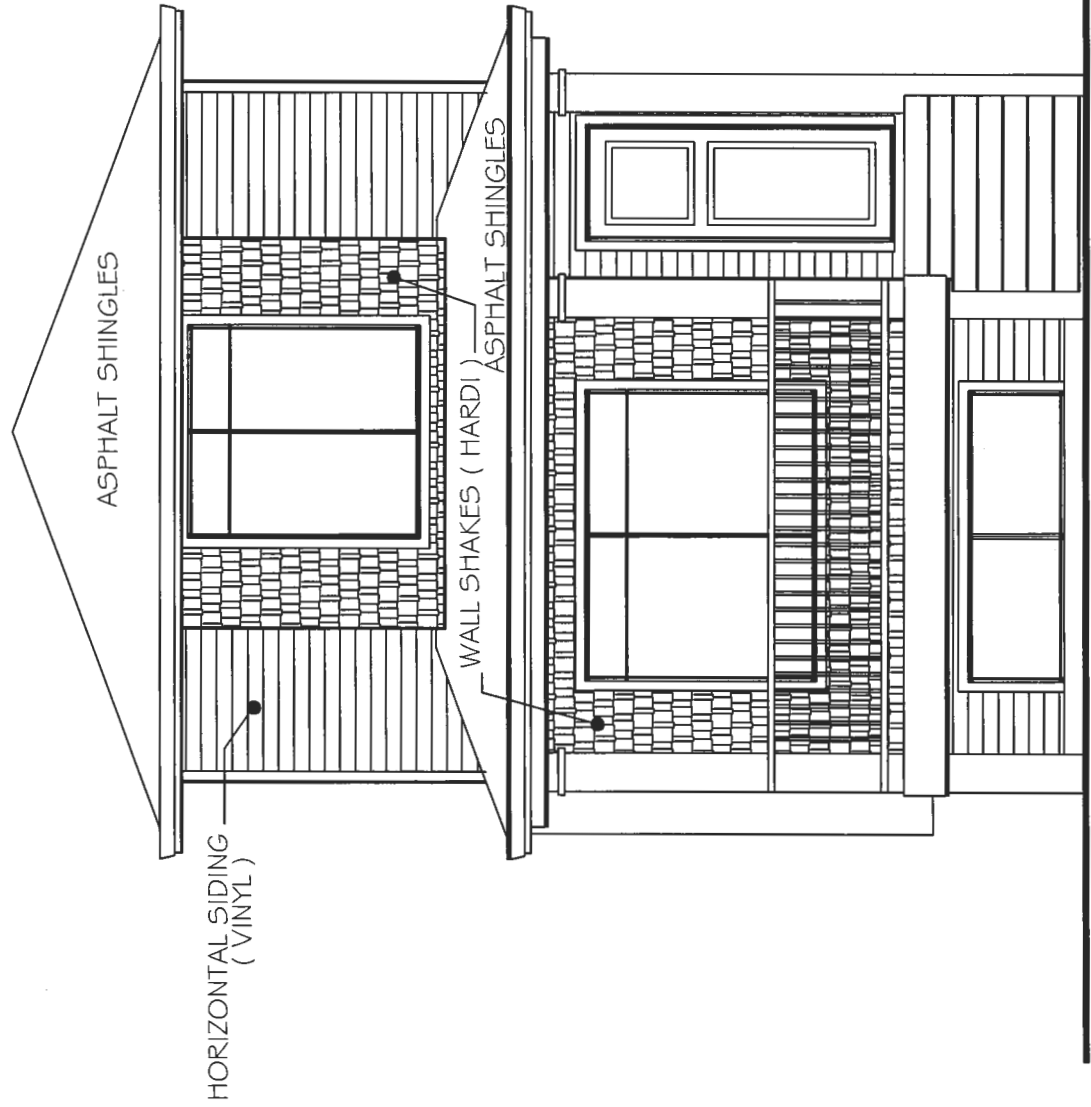
# SITE PLAN



BAHAL HOLDINGS
12132 228TH STREET
LOT #2
MAY 2018
PREP. BY : R.E.
1/4" = 1'-0"
EXTERIOR VIEWS







EXTERIOR FINISHES & COLOURS

ROOF : ASPHALT SHINGLES

IKO, CHARCOAL

HORIZONTAL SIDING : VINYL

KAYCAN - HERITAGE GREY

ACCENT : HARDI SHAKES

SHERWIN WILLIAMS

REPOSE GRAY - SW7015

TRIMS & POSTS : PAINTED WOOD

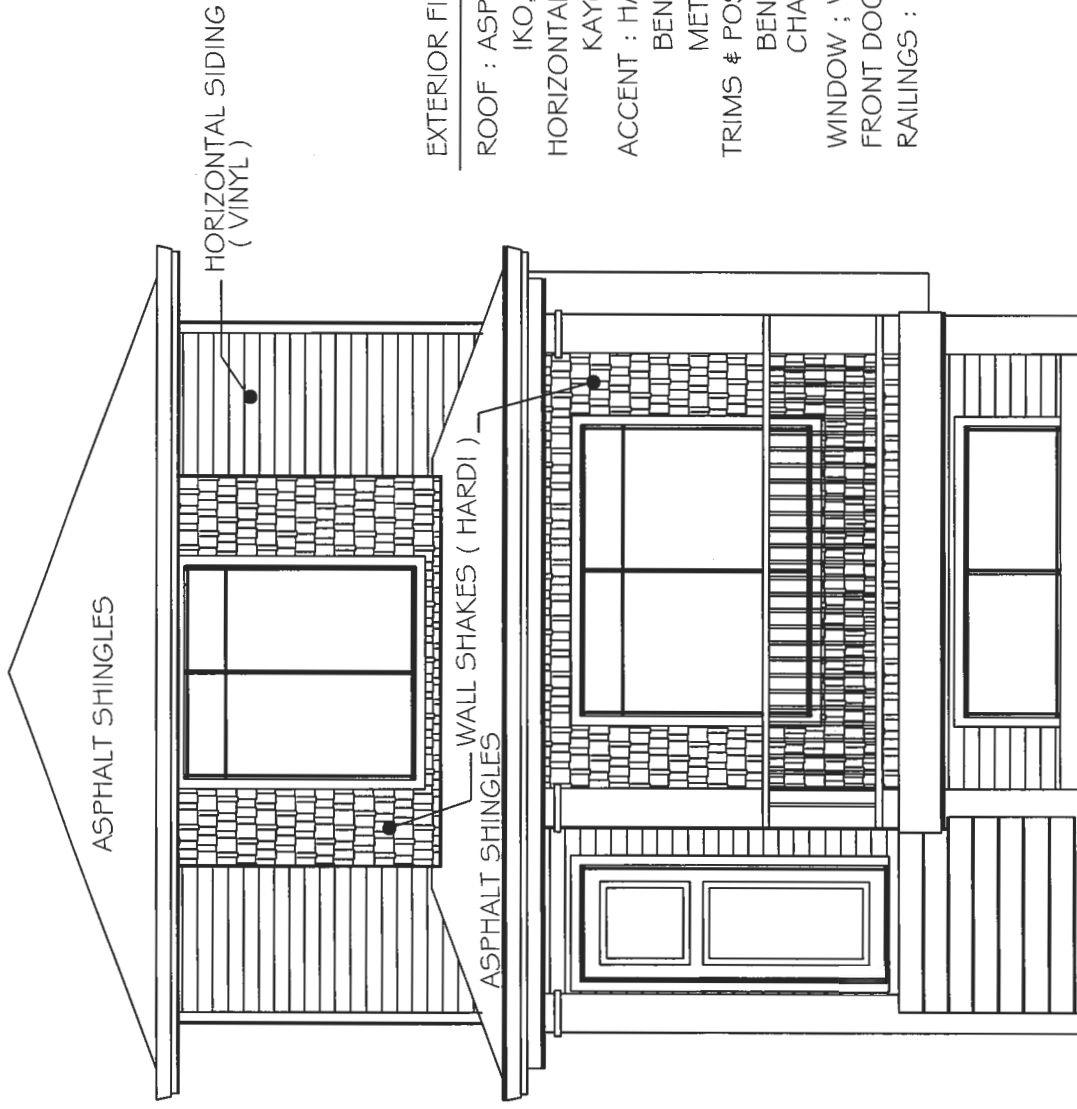
BENJAMIN MOORE

CHANTILLY LACE , OC-65

WINDOW ; VINYL - WHITE

FRONT DOOR : FIBERGLASS - BLACK

RAILINGS : ALUMINUM PICKET - WHITE



EXTERIOR FINISHES & COLOURS

- ROOF : ASPHALT SHINGLES  
IKO, CHARCOAL
- HORIZONTAL SIDING : VINYL  
KAYCAN : BISQUE
- ACCENT : HARDI SHAKES  
BENJAMIN MOORE  
METROPOLIS, CC-546
- TRIMS & POSTS : PAINTED WOOD  
BENJAMIN MOORE  
CHANTILLY LACE , OC-65
- WINDOW ; VINYL - WHITE
- FRONT DOOR : FIBERGLASS - BLACK
- RAILINGS : ALUMINUM PICKET - WHITE



**Bahal Holdings Inc.**  
Property Development & Management Services

## Lot 2

Roof:  
Wrought Iron: 2124-10

Vinyl: Bisque

Wall Shake:  
CC-546: Metropolis

Trim: Chantilly Lace: OC-65

## Lot 1

Roof:  
Wrought Iron: 2124-10

Vinyl: Heritage Grey

Wall Shake  
Repose Grey: SW-7015

Trim: Chantilly Lace: OC-65



## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** March 19, 2019  
**FILE NO:** 2019-069-DP  
**MEETING:** C o W

**SUBJECT:** Development Permit  
22255 Dewdney Trunk Road

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### EXECUTIVE SUMMARY:

An application has been received at 22255 Dewdney Trunk Road (Appendix A and B) for a new development permit to replace development permit 2017-061-DP, which was approved by Council on September 25, 2018. This development permit application made to the City is subject to Section 8.11 Town Centre Development Permit Area as was the previous application.

This project is Phase 1 of a seven (7) phased project (Appendix C) that spans and includes all but two (2) properties bounded by Dewdney Trunk Road to the south, Brown Avenue to the north, Plaza Street to the west and 224 Street to the east. The earlier development permit was for 154 apartment units plus 49 market rental units (Total 203 units) and the current application is for 38 more units – 192 apartment units plus the same number of market rental units for a total of 241 residential units.

The overall seven (7) phase project will consist of up to 838 dwelling units and nearly 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space. This report concerns only the first phase of this future development.

This development permit application is being made under the current zoning of C-3 (Town Centre Commercial). Future phases will be made under the CD-1-17 Maple Ridge Zone Amending Bylaw No. 7336-2017 once it is adopted at Council. Currently, this bylaw is at first reading.

Since development permit 2017-061-DP was approved by Council, the developer has advised staff of the need to modify their product to respond to changes in the housing market and to deal with construction cost changes. The two principal changes do not alter the fundamental form and character of the project. In fact, they will enhance some aspects of the project in terms of quality, efficiency and safety, described as follows:

- *Increasing the density, within the permitted maximum for the zone.* This is done by adding a 6th floor to the building on Brown Avenue, changing the unit mix and reducing the sizes of the ground oriented apartment units in the central part of the subject site, thereby adding more units. The higher density supports creation of a vibrant Town Centre; and
- *Improving the pedestrian environment, by placing all parking underground.* The area of about a dozen surface parking spaces has become part of the interior pedestrian spine, with a ground level interconnection between the two buildings on Dewdney Trunk from Dewdney Trunk Road through to the east-west public open space spine. This better aligns with the OCP Crime Prevention Through Environmental Design (CPTED) policy to make developments more safe and secure.

Community Amenity Contributions (CAC's) are determined through the rezoning process. The developer has confirmed in writing to voluntarily contribute the portion of CAC's arising out of Phase 1 at this stage of the process. The required CAC excludes the 49 market rental units and applies to the other remaining units. The CAC will be 192 x \$3,100 per unit, which is \$595,200.

Future phases will each require separate development permit applications, which will be submitted to the Advisory Design Panel for the usual design review and then forwarded to Council to consider permit issuance.

#### **RECOMMENDATION:**

**That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2017-061-DP located at 22255 Dewdney Trunk Road; and**

**That the Corporate Officer be authorized to sign and seal 2019-069-DP respecting property located at 22255 Dewdney Trunk Road.**

#### **DISCUSSION:**

##### **a) Background Context:**

Applicant: Iredale Architecture (Daniel Hawreluk)  
Legal Description: (parts of) Lots 7 and 8 DL 399 NWD; PL NW20094  
The legal after: Lot 1 NWD Plan EPP88082

OCP:  
Existing: Town Centre Commercial  
Proposed: Town Centre Commercial

Zoning:  
Existing: C-3 (Town Centre Commercial)  
Proposed: CD-1-17 (Comprehensive Development) application 2017-061-RZ

Surrounding Uses:

North:	Use:	Multi-Family Residential; Vacant Land; School District #42 Office
	Zone:	RM-3(High Density Apartment Residential); RM-2(Medium Density Apartment Residential); and P-6(Civic Institutional).
	Designation:	Brown Avenue is designated as a Major Corridor; Institutional.
South:	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial)
East:	Use:	future phases of this development, currently occupied by commercial and single residential uses
	Zone:	C-3 (Town Centre Commercial) RS-1 (One Family Urban Residential) and Land Use Contract Bylaw No. 2435-1977
	Designation:	Town Centre Commercial

West:	Use:	Multi-Family Residential and commercial
	Zone:	C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential)
	Designation:	Town Centre Commercial
Existing Use of Property:		Commercial.
Proposed Use of Property:		Commercial and residential; first part of a 7 phase mixed use residential/commercial and public space development.
Site Area:		approximately 0.81 hectares (2.0 Acre)
Access:		Plaza Street
Servicing requirement:		Urban Standard
Associated applications		2017-061-RZ and 2017-061-SD.

## **b) Project Description:**

### Overview:

The subject properties at 22255 Dewdney Trunk Road (Appendix A and B) constitute Phase 1 of a larger rezoning application. This site is part of an overall Master Planned Community located within the Town Centre Area north of Dewdney Trunk Road (Appendix C); south of Brown Avenue; east of Plaza Street; and west of 224 Street. The site is proposed to be developed from the west, with increasing density eastward. This requires the site to be rezoned to CD-1-17 (Comprehensive Development) to allow the overall master plan to be coordinated with respect to setbacks, density and design over a period of about a decade. However, Phase 1 was able to advance under the current C-3 (Town Centre Commercial) zoning.

Phase 1 will be at the western end of the “pedestrian spine” stretching from Phase 1 through the side eastward to the Plaza to be built at the northwest corner of Dewdney Trunk Road and 224 Street. The architectural and landscaping plans are attached as Appendix E. The open spaces are a combination of public space (the “Spine” will be subject to a statutory right-of-way as part of the future rezoning requirements), semi-public space (spaces coming off of the “Spine”), private yards tied to units, and roof top spaces (common areas for residents) or outdoor spaces that might be used for daycare or child play. Areas on top of the parking level as well as portions of the roof of the north and south buildings will have common open spaces, including a lounge and urban gardens.

There will be pedestrian amenities, including: bike racks, benches, tables, litter and recycling receptacles and an outdoor barbeque pit. To accommodate both children and “tweens”, age-appropriate amenities are incorporated.

Indoor amenities will include a gym and common room accessible to an outdoor or rooftop amenity areas suitably screened for privacy.

The concept for the entire 7 phase project will accommodate 14 buildings, ranging from five (5) storey mid-rises to high-rise buildings ranging between nine (9) and 19 storeys.

### Changes to Phase 1:

Appendix D contains a detailed listing of all proposed changes between the previous and new development permit and associated plans. The main changes are:

- *Increasing the density from a Floor Space Ratio (FSR) of 2.04 to 2.16.* This is within the permitted maximum FSR of 2.3 for the zone. This increase in FSR was made possible by the additional bonus in the C-3 Zone through adding a 6th floor to the building on Brown Avenue,



changing the unit mix and reducing the sizes of the ground oriented apartment units thereby adding more units. The higher density supports the creation of a vibrant Town Centre;

- *Market Rental Housing Unchanged.* The number of market rental units remains constant at 49 units;
- *Owned Units.* The number of owned units has increased by 38, from 154 to 192 units. The new unit breakdowns in percentages are as follows:

Type of Unit	Original Proposal	New Proposal
one bedroom units (including units with dens);	44%	48%
two bedroom units (including units with dens);	16%	30%
three bedroom units (including units with dens)	25%	5%
three bedroom ground oriented apartment units	14%	17%

- *Improving the pedestrian environment, by placing all parking underground.* The area of about a dozen surface parking spaces has become part of the interior pedestrian spine, with an interconnection between the two buildings on Dewdney Trunk through to the east-west public open space spine. This better aligns with the OCP Crime Prevention Through Environmental Design (CPTED) to make developments more safe and secure.

The overall design concept, form and character are not affected. Changes to roof lines, location of elevators, removing the surface parking and interior changes such as relocation of garbage and recycling facilities all improve and enhance the projects form and character, enhance safety and result in more convenient life style for future residents and pedestrians.

#### Parking and Servicing:

A single level of underground parking extends under the entire phase to provide for residential parking, separated commercial parking and all necessary servicing. As approved by Council in the original development permit 2017-061-DP, conduit will be provided to allow 50% of the residential, visitor and commercial parking spaces to be wired in the future for Level 1 or Level 2 electric vehicle charging. In some cases, the conduit will be placed in a way that can be shared by two parking spaces, thus achieving greater than 50% of the residential parking spaces being accessible for electric vehicle charging. This is in accordance with OCP Policy 5-40 quoted in the Planning Analysis section of this report.

The change in the parking requirement is as follows:

Original Proposal		New Proposal	
Required	Provided	Required	Provided
<u>Multi-residential units:</u> 154 units * 1.0 per unit = 154 <u>Visitor Stalls:</u> 154 units * 0.2 per unit = 31 <u>Universal stalls:</u> between 126 - 200 = 3 <u>Retail Parking:</u> 1 stall per 100 sq.m. = 7	195	<u>Multi-residential units:</u> 154 units * 1.0 per unit = 192 <u>Visitor Stalls:</u> 154 units * 0.2 per unit = 39 <u>Universal stalls:</u> between 126 - 200 = 3 <u>Retail Parking:</u> 1 stall per 100 sq.m. = 7	242

The parking being provided complies in numbers with the Off Street Parking and Loading Bylaw.

c) **Planning Analysis:**

**Official Community Plan:**

The Development Permit Area Guidelines includes Key Guideline Concepts for the Civic Core Area apply to this project as follows:

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

The site is on Dewdney Trunk Road, Plaza Street and Brown Avenue, with the commercial interface being along Dewdney Trunk Road;

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

This project will have approximately half a dozen storefronts along Dewdney Trunk Road that residents within the project and from the surrounding areas can walk to;

*Reference traditional architectural styles.*

The design of the buildings has a contemporary architectural style consistent with the emerging character of the Town Centre Area;

*Capitalize on important views.*

Views are capitalized especially by the six (6) storey building along Brown Avenue with views to the mountains to the north;

*Enhance existing cultural activities and public open space.*

The four buildings on the site interface with an internal east-west public Pedestrian Spine and semi-public open spaces off this spine;

*Provide climate appropriate landscaping and green features.*

The landscaping is appropriate to delineate private and public spaces, useable open spaces for child play, roof top landscaping and creating attractive public realms along the sidewalk and the Pedestrian Spine; and

*Maintain street interconnectivity.*

Street connectivity is maintained and enhanced.

The policies in the Official Community Plan (OCP) and the Town Centre Area (TCA) Plan are to be considered together for mixed use commercial / residential projects and their design. Some of the policies that apply include the following:

**OCP Policy 4 - 28 Crime Prevention**

Maple Ridge supports Crime Prevention Through Environmental Design (CPTED) principles and will encourage existing and new developments to incorporate CPTED principles and promote safety audits.

This policy has been effectively reflected in the site planning and building design, including creation of safe pedestrian areas and eyes on the street.

OCP Policy 5 - 40 Promoting Energy Efficiency

Maple Ridge will promote energy efficiency to reduce air and greenhouse gas emissions by:  
b) encouraging alternative transportation initiatives, promoting 'clean' transportation options,  
and encouraging the use of public transit;

This project is taking a significant step towards helping to achieve a more sustainable and energy efficient community. As described earlier in this report, Council approved in the original development permit for this project with conduit being provided to allow wiring for Level 1 or Level 2 electric vehicle charging in the underground parking structure shared by the four buildings on this site.

OCP Policy 5 - 42 LEED Construction

Maple Ridge will encourage the use of Leadership in Energy and Environmental Design (LEEDS) standards as part of new development proposals where appropriate.

Phase 1 is proposed to be LEED Gold equivalent. This aligns with the above cited OCP policy.

TCA Policy 3-3 Commercial uses that support the residential population of the Town Centre through the provision of necessary goods, including food, and services such as medical care are a priority function and will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

This proposal complies with this policy. Developed under the current C-3 zone, which is similar to the future CD-1-17 (Comprehensive Development), the design and layout of the commercial space will accommodate the range of uses envisioned by this policy to support business opportunities in the Town Centre area.

TCA Policy 3-30 Multi-Family Residential use is permitted as a principle use in the Town Centre Commercial designation, except where identified on Schedule G as "Ground Floor Commercial Required" in the Maple Ridge Zoning Bylaw, where the ground floor use is to be commercial.

The proposed combination of commercial and residential uses is in alignment with this policy. A variance was granted by Council to the Schedule G in the Zoning Bylaw such that at ground level retail is principally along Dewdney Truck Road.

**Zoning Bylaw:**

This development complies with the proposed CD-1-17 Zone, but required interim variances with respect to the current C-3 Zone. Council issued variance permit 2017-061-DVP on September 25, 2018. The new Phase 1 proposal does not need any further variances.

**Community Amenity Contributions:**

Community Amenity Contributions (CAC) will be required for each of the 7 phases as part of the rezoning application. CAC's will not be charged on any affordable or rental apartments secured through Housing Agreements. As part of the previous application, the developer offered to advance this voluntarily contribution before the site-wide rezoning would be completed. The following is the amount the applicant is contributing at this time:

Units in original proposal:	154	}	Subject to CAC's 192 units x \$3,100 per unit = \$595,200.
Additional Units	38		
Total Market Rental units	49		Not subject to CAC's



**d) Advisory Design Panel (ADP):**

The original application was presented to the ADP on July 18, 2018. Upon review of this new proposal, it has been determined that it continues to substantially satisfy and address the ADP comments. After analyzing the Development Permit Checklist accompanying this application, it was determined that a resubmission would not be required.

**e) Citizen/Customer Implications:**

A Development Information Meeting (DIM) is not required for a Town Centre Development Permit Application. There will be a DIM for the broader rezoning proposal at a later date and the outcome will be reported to Council in a future second reading report.

**f) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$359,546.78, the security will be \$359,546.78.

**CONCLUSION:**

This development permit is to replace the one already approved by Council and to sanction an enhanced first phase project, which is part of a larger seven (7) phase development. This larger development under rezoning encompasses most of the lands bounded by Dewdney Trunk Road to the south, Plaza Street to the west, Brown Avenue to the north and 224 Street to the east.

While the rezoning of the entire site proceeds forward to accommodate the envisioned density and urban design concept for this block, advancing development permit application 2019-069-DP under the current C-3 zone and in place of 2017-061-DP, will allow for the timely construction of the first phase of this overall project.

The necessary variance permit application has been approved by Council, and a Housing Agreement is at third reading and is to be adopted after the Phase 1 subdivision accompanying this application is signed by the Approving Officer. This development permit application continues to ensure that Phase 1 will be integrated into the entire comprehensively planned development and will align with the future CD-1-17 zoning of the development site. A second reading report for the entire project will be forwarded to Council shortly.

The additional 38 dwelling units in the revised Phase 1 will result in a CAC being collected in the amount of \$595,200.

It is recommended that Council cancel 2017-061-DP and issue 2019-069-DP respecting the property located at 22255 Dewdney Trunk Road.

"Original signed by Adrian Kopystynski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

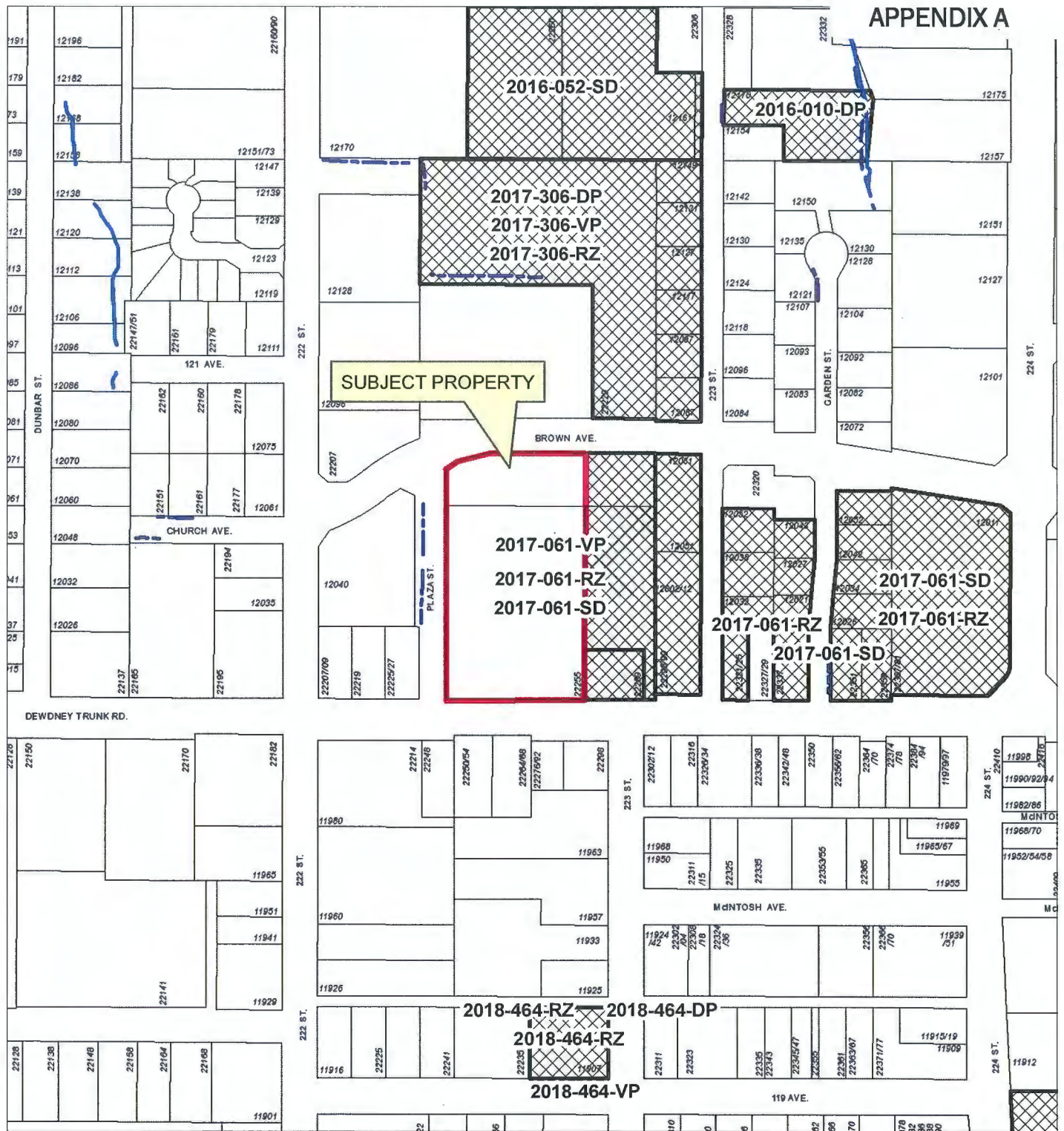
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*Concurrence:* **Kelly Swift, MBA  
Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Concept Plan
- Appendix D - Comparison Table
- Appendix E – Subdivision Plan
- Appendix F - Architectural and Landscaping Plan

# APPENDIX A



## Legend

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Active Applications (RZ/SD/DP/VP)

22255 Dewdney Trunk  
PID 001-115-332, 341 & 324

ENGINEERING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

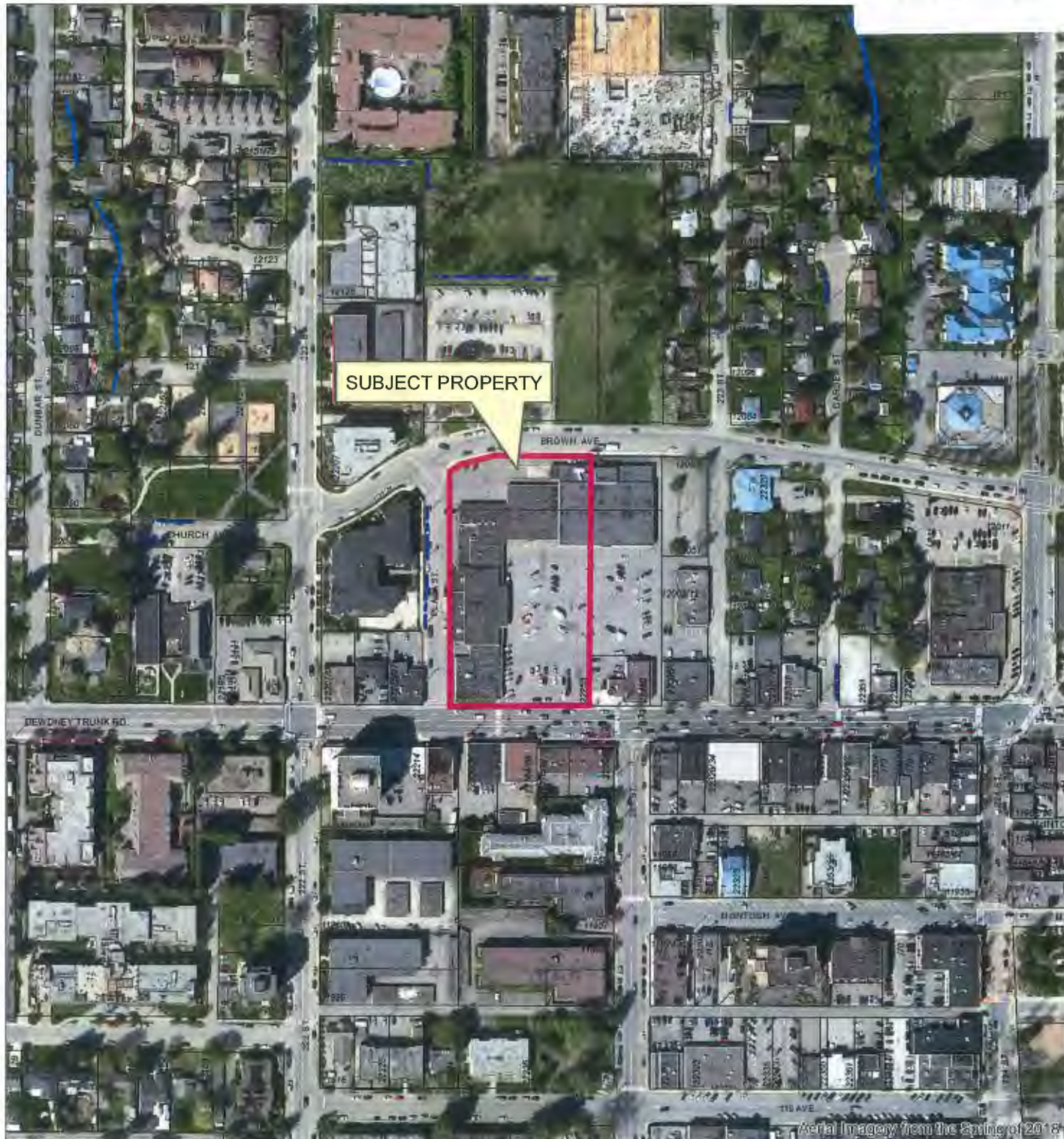
FILE: 2019-069-DP

DATE: Feb 26, 2019

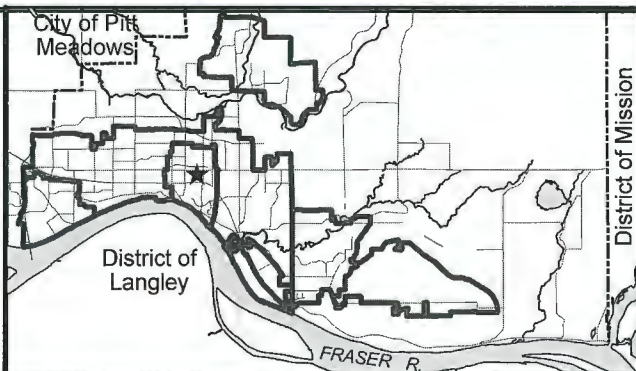
BY: MC

Scale: 1:3,000





Scale: 1:3,000



22255 Dewdney Trunk  
PID 001-115-332, 341 & 324

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

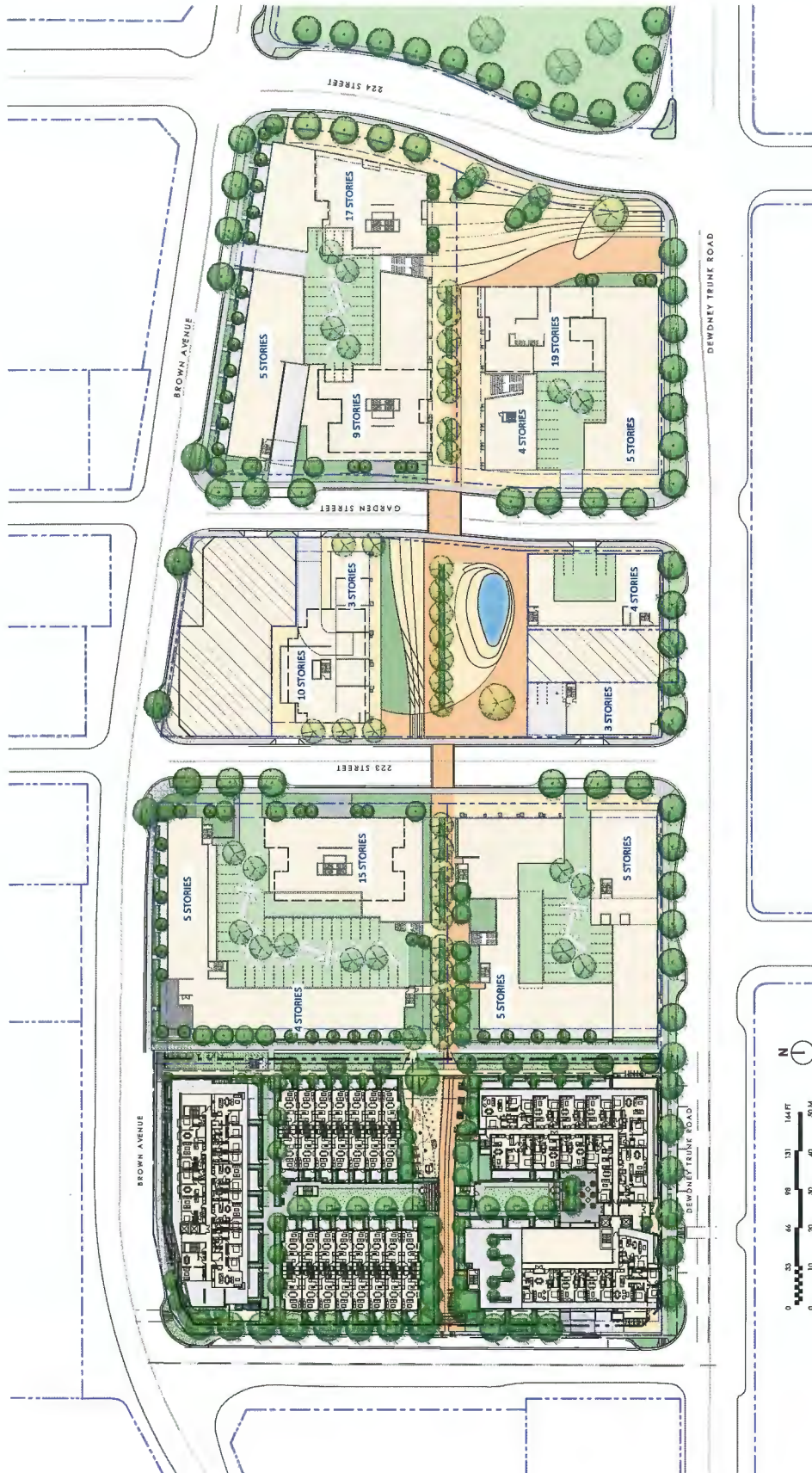
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-069-DP

DATE: Feb 26, 2019

BY: MC





## Appendix D

Item	Original	Revised	Rational
Density	The original proposed density was 2.04 FSR (based on Phase 1 lot size)	The new proposed density is 2.16 FSR (based on Phase 1 lot size)	The additional level for the building on Brown Avenue will result in a change in building massing, which affects the form and character, but does not result in any departure from the design accepted by the Advisory Design Panel.
Parkade	Underground parking with about a dozen parking at Level One tucked under and behind the buildings.	Level One has been relocated into the underground parkade and the total number of stalls provided has increased from 235 to 243.	1) Ensure that all parking provided could be offered in a secured underground location to maximize at grade open space for the residents and public and ensure secure parking for residents and visitors, and 2) Ensure continuity at the ground plane for the semi-private courtyard spaces providing better safety, accessibility, connectivity, and social interaction.
Parkade Entry	Entrances in the north end and south end of site to Plaza Street	Parkade Entry has been relocated from the north end of the site to south end of the site.	This change is precipitated from the change to move all parking below grade. With no "retail" parking provided at grade directly behind the retail space provided in the South Building, the underground parkade required the retail parking to be at the south end of the Parkade and be directly accessed off the entry ramp. An area directly off the bottom of the Parkade entry ramp will be designated as Retail Parking and will be segregated by a security barrier from the resident parking.
Deletion of the Central Elevator	Two elevators were necessary.	A single more centrally located elevator is being provided (see subsequent section in the matrix).	With the relocation of the grade level parking below ground and the "dropping" of the Level 2 "elevated" courtyard to Level 1, the requirement for a two level lift to give residents direct access to the Level 2 courtyard was removed.
Garbage Storage Facilities	Located in the underground structure.	New location in the underground structure.	For more convenience to future residents, this has been re-organized from having an underground storage room in the north side of the Parkade with a staging area at grade at the top of the Parkade ramp to having the underground storage on the south end of the Parkade with a staging area at the top of the ramp. The "at grade" garbage storage facilities will now be in an enclosure at the west end of the North Building providing direct access to Plaza Street for easy pick up.
Retail floor space	64.1 square meters (690 square feet)	64.9 square meters (699 square feet)	With all parking being underground, additional retail space may be created to further enhance the presence of retail activity and vibrancy along the street.

Appendix D

South Building Revisions	<p>22 - 1 bdrm units 23 - 1 bdrm + den 9 - 1 bdrm adaptive 7 - 2 bdrm units 12 - 2 bdrm + den 3 - 3 bdrm units 3 - 3 bdrm + den 8 ground units (Total 87) plus 49 Market Rental</p> <p>Elevator provided.</p>	<p>25 - 1 bdrm units 28 - 1 bdrm + den 9 - 1 bdrm adaptive 7 - 2 bdrm units 17 - 2 bdrm + den 3 - 3 bdrm units 4 - 3 bdrm + den 3 ground units (Total 96) plus 49 Market Rental</p> <p>Elevator location moved to west side of the entrance lobby.</p>	<p>Changes to unit mix and sizes have resulted primarily from input from the marketing team providing advice on market trends, demographics, affordability, and community needs for downtown Maple Ridge. These changes do not affect form and character.</p>
South Building Lobby Revisions Elevator core			<p>Elevator core/tower moved to west side of lobby to create direct access and view from the street to the interior courtyard and to allow direct indoor access to market suites on floors above grade. We have made modifications to the main entry to help differentiate it from the CRU's and identify it more as the main residential entry.</p>
Roof Revisions	<p>Accessible Roof Space provided</p>	<p>Reduction of Accessible Roof Space</p>	<p>Accessible roof space on the South Building has been reduced to the north end of the roof where the best views and outlook can be enjoyed. The elimination of the accessible roof deck overlooking directly on to the central courtyard was also in an effort to limit the potential overlook onto private patios.</p>
Elevation/Materials Revisions	<p>The colour palette and materials includes: "Harbour Mist" and "Ebony"</p>	<p>Revise "Harbour Mist" Brick to "Night Gray" Fibre Cement Panels Revise "Ebony" Brick to "Iron Gray" Fibre Cement Panels</p>	<p>These changes were made to include a more contemporary material palette and provide a more varied material mix for the South Building. All other specified brick materials have been retained.</p>
North Building Revisions	<p>9 - 1 bdrm units 4 - 1 bdrm adaptive 5 - 2 bdrm units 1 - 2 bdrm + den 4 - 3 bdrm units 4 - 3 bdrm +den 14 - ground units (Total 41)</p>	<p>14 - 1 bdrm units 8 - 1 bdrm + den 8 - 1 bdrm adaptive 33 - 2 bdrm units 1 - 2 bdrm + den 0 - 3 bdrm units 2 - 3 bdrm +den 0 - ground units (Total 66)</p>	<p>Changes to unit mix and addition of floor have resulted primarily from input from the marketing team providing advice on market trends, demographics, affordability, community needs, and helps create a more "urban" feel in the existing fabric of downtown Maple Ridge.</p>



# Appendix D

Roof Revisions	Accessible Roof Space provided	Reduction of Accessible Roof Space	The design is rationalized with an improved balance between private and semi-private spaces. The top floor of the North Building has been recognized by the Marketing Team as the primary location for larger suites to suit the “empty nester” market segment to enable more “age in place” living options in the community.
Elevation/ Materials Revisions	The colour palette includes “Ebony”	Revise “Ebony” Brick to “Iron Gray” Fibre Cement Panels	These changes were made to include a more contemporary material palette and provide a more varied material mix for the North Building. All other specified brick materials have been retained.
Middle Ground Oriented Apartment Buildings	26 ground oriented units	Unit sizes are reduced allowing for four more units for a total of 30 ground oriented apartment units.	Changes to unit sizes and addition of units have resulted primarily from input from the marketing team providing advice of market trends, demographics, and community needs including providing more affordable housing options for families in downtown Maple Ridge.
Elevation/ Materials Revisions	Agricultural motif roof design	Simplification of roof design and improved balcony space replace roof top decks.	Roof decks have been replaced with enlarged patios off the Master Bedrooms to allow for the integration of pitched roofs. This change assures for easier maintenance of the suites, reduced strata fees, and eliminates the concerns of overlook from the adjacent taller apartment suites. The revisions to the exterior detailing result from more efficient unit layouts and deep recess of the third story patios contribute to a more dynamic and animated façade expression along the street front.
Landscape Revisions	East-west public open space with semi-private north south links.	East-west public open space with semi-private north south links with improved link in place of surface parking.	Changes to Landscape Design primarily result from revisions listed above. The changes to the courtyard levels has resulted in an increase in landscaped open space. The original landscape design rationale has been maintained.







# SOUTH BUILDING



**IREDALE  
ARCHITECTURE**

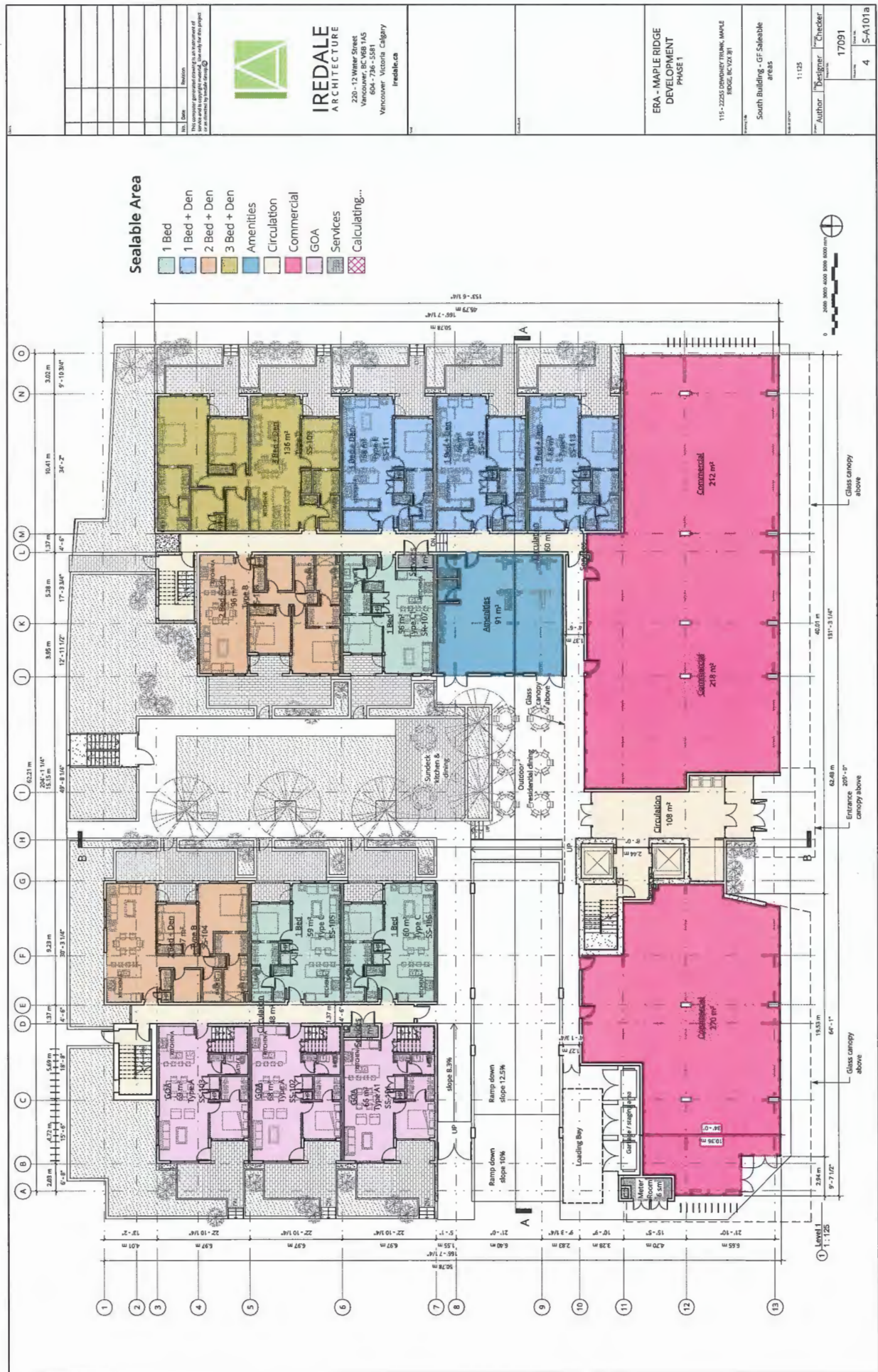
220-13 Water Street  
Vancouver, BC V6B 1A5  
604-736-5581  
Vancouver Victoria Calgary  
iredale.ca

ERA - MAPLE RIDGE  
DEVELOPMENT  
PHASE 1

115-2225 S. DOUGLASS STREET, MAPLE  
RIDGE, BC V2X 6P1

SOUTH BUILDING SERIES

Drawn By	AB	Designer	PHJ
Scale	1/8" = 1'-0"	17091	
Sheet No.	4	SA100	







**IREDALE ARCHITECTURE**  
 220-13 WINE STREET  
 VANCOUVER, BC V6B 1A5  
 604-736-5581  
 VANCOUVER, VICTORIA, CALGARY  
 iredale.ca

**ERA - MAPLE RIDGE DEVELOPMENT**  
 PHASE 1

115-2225 DEMOREY TRUNK, MAPLE RIDGE, BC V2X 2S1

South Building L5 - Sealable areas

Scale: 1:125

Author: Designer: Checker:

17091

4 SA-101e



- Division Key Notes South Building:
- 1 - Fiber Cement - Light Gray
  - 2 - Fiber Cement - Dark Gray
  - 3 - Fiber Cement - Iron Gray
  - 4 - Metal - Copper
  - 5 - Metal - Charcoal
  - 6 - Window Frames - Gray
  - 7 - Window Frames - Charcoal
  - 8 - Metal Finishing - White
  - 9 - Metal Finishing - Charcoal
  - 10 - Louvers - Charcoal



No.	Date	Revision
3	19/02/22	IFDP RESUBMISSION
2	18/09/05	IFDP RESPONSE R2
1	18/05/11	ISSUED FOR DP



**IREDALE  
ARCHITECTURE**  
220 - 12 Water Street  
Vancouver, British Columbia  
V6C 4E6  
604-786-5581  
Vancouver, Victoria, Calgary  
iredale.ca


**ERA - MAPLE RIDGE  
DEVELOPMENT  
PHASE 1**  
115-2225 DOWNEY TRUNK MAPLE  
RIDGE BC V2X 3J1

Elevations

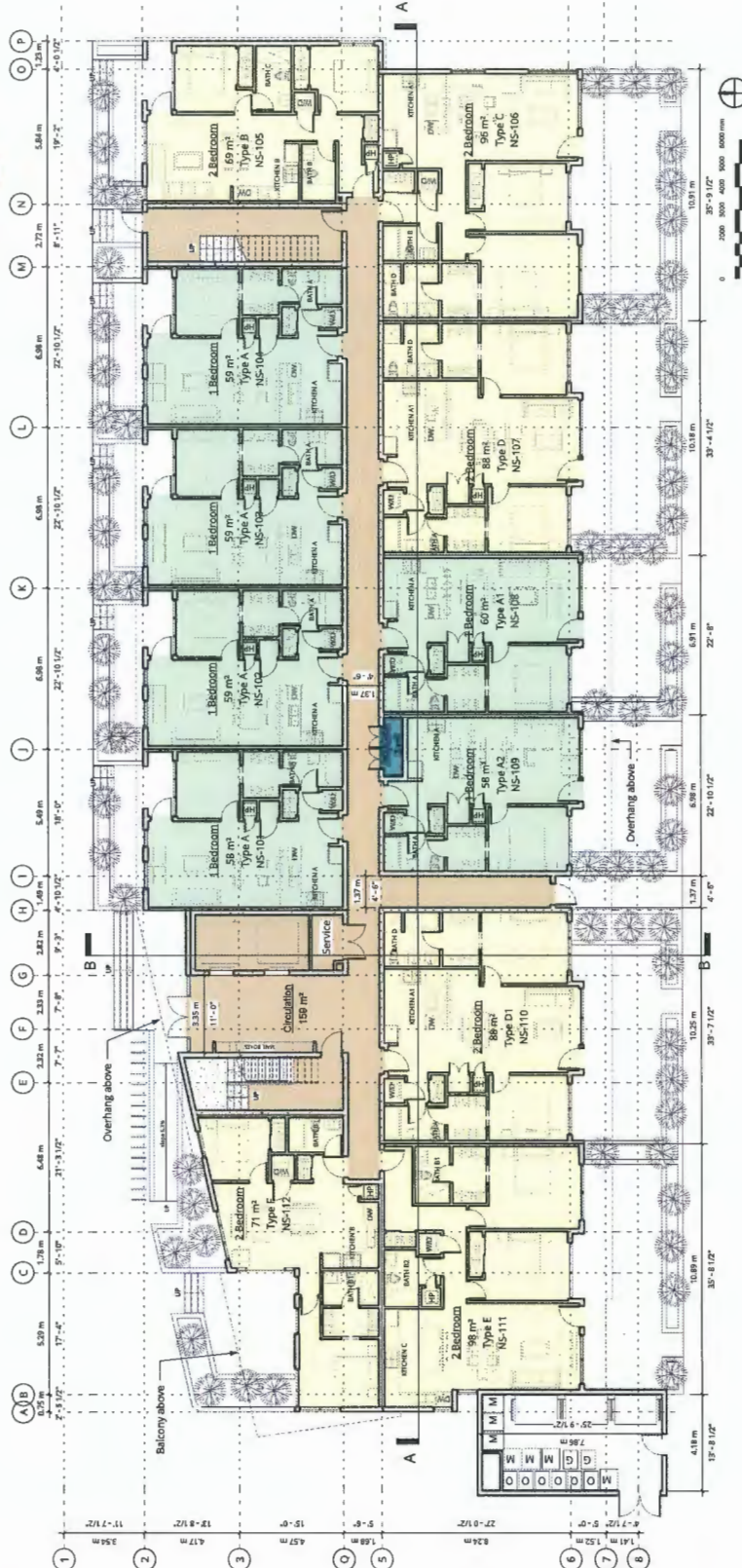
Author	Designer	Checker
17091		
4		S-A200

# NORTH BUILDING

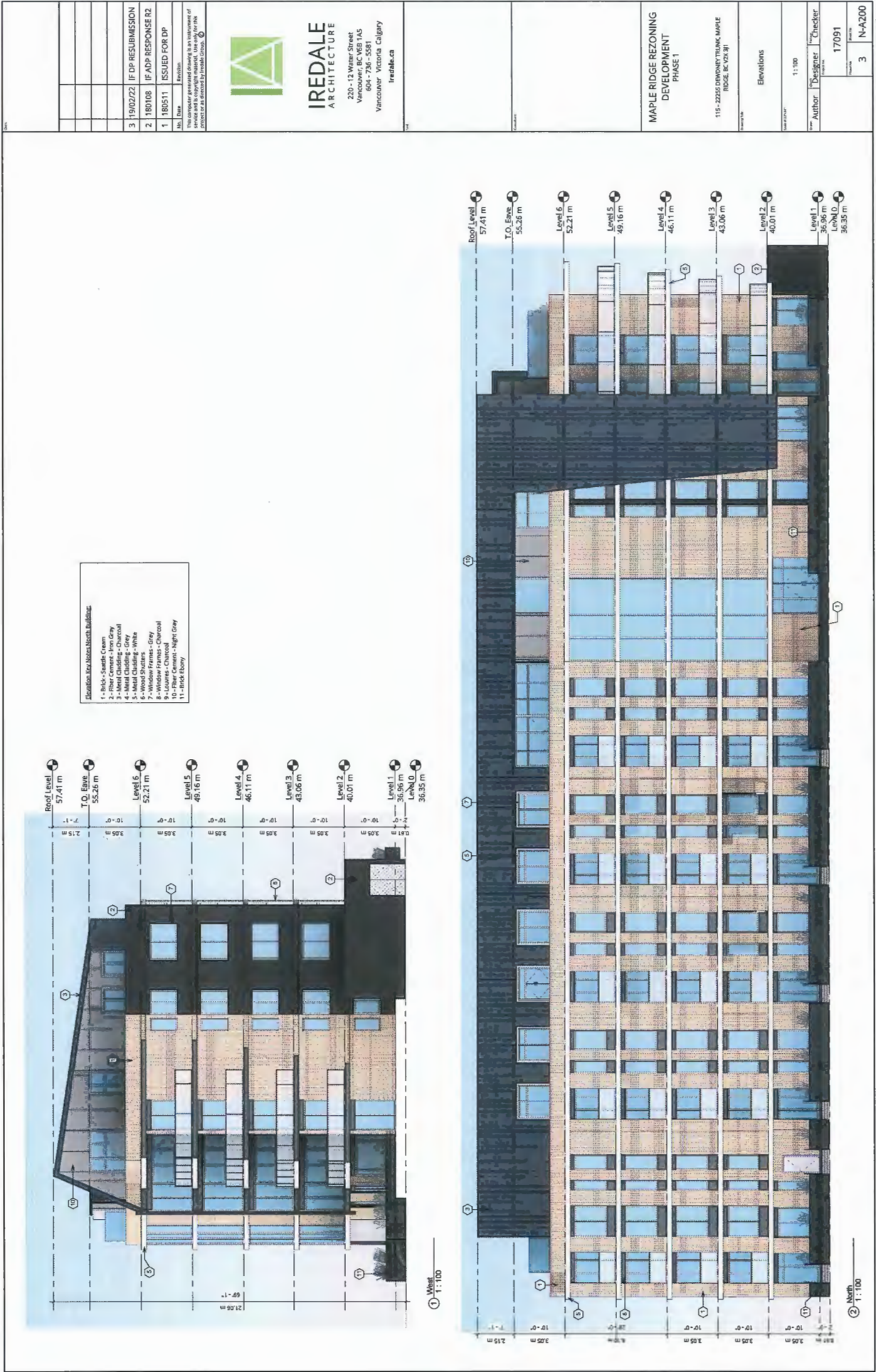


1	180108	IF DP RESUBMISSION
2	180108	IF ADP RESPONSE R2
1	180511	ISSUED FOR DP
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 <b>IREDALE</b> ARCHITECTURE 225 - 12 Water Street Vancouver, BC V6B 5G6 604-738-5581 Vancouver, Victoria, Calgary Iredale.ca		
MAPLE RIDGE REZONING DEVELOPMENT PHASE 1 115-2225 DEVONRY TRUNK, MAPLE RIDGE, BC V6X 3T1		
NORTH BUILDING SERIES		
Author	Designer	Checker
		17091
		3
		N-A100









# Ground Oriented Apartments



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 5A5  
604 - 786 - 5581  
Vancouver, Victoria, Calgary  
iredale.ca

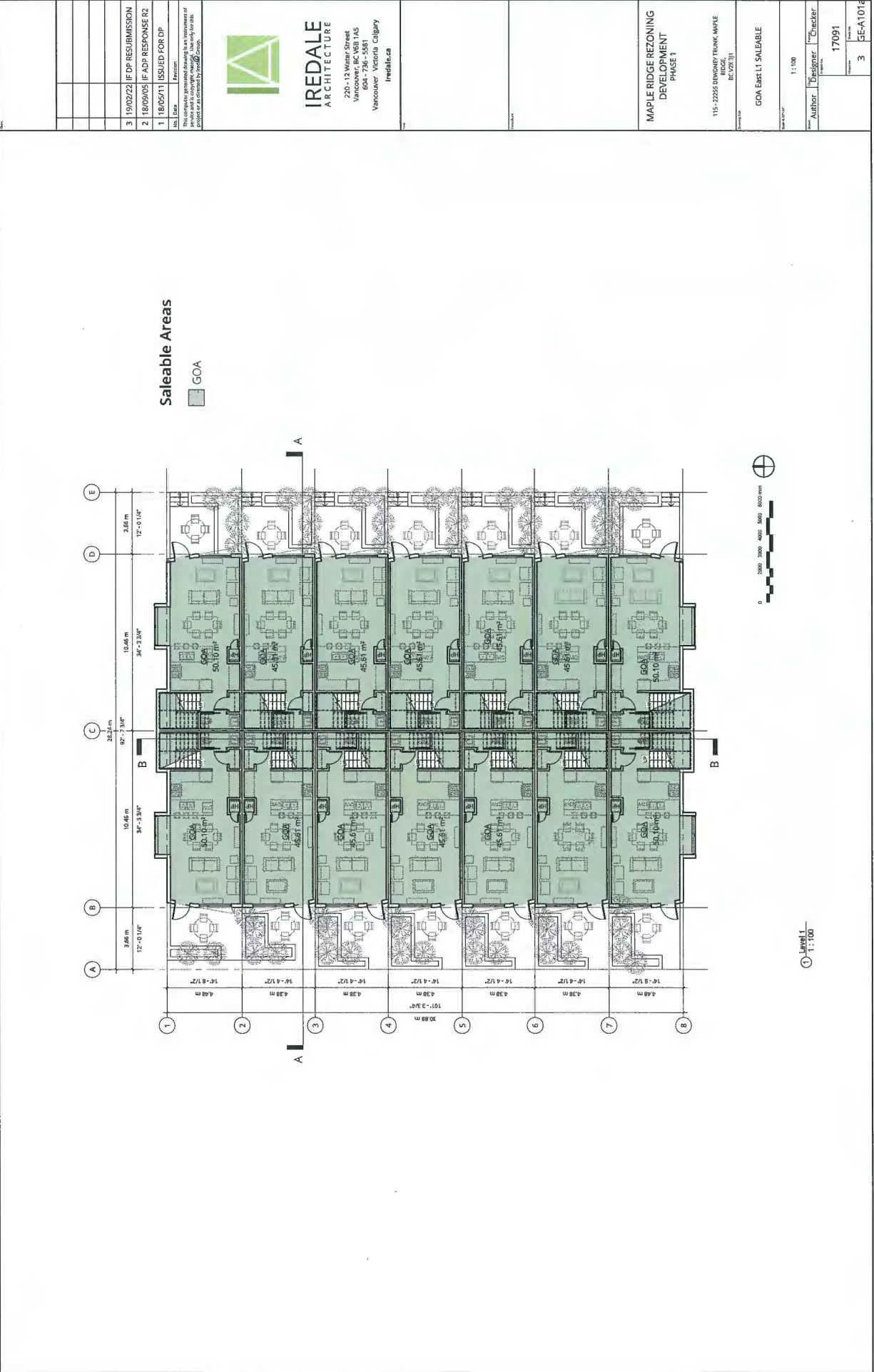
MAPLE RIDGE REZONING  
DEVELOPMENT  
PHASE 1

115-22255 ERDMOND TRUNK MAPLE  
TRUNK MAPLE  
BC V2X 3T1

GOA Series

Author	Designer	Checker
		17091
		3
		A100





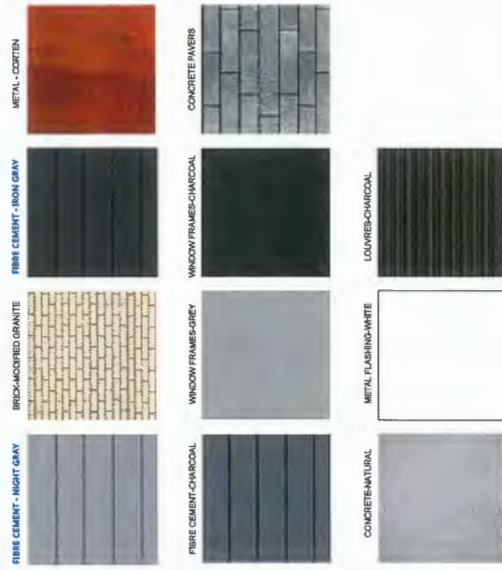


## 2.6 Material Palette

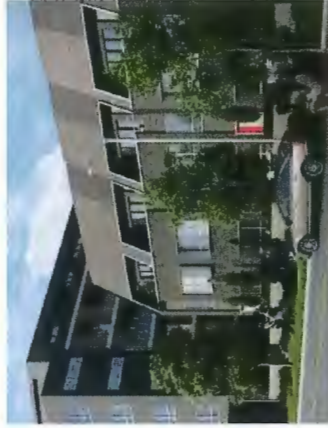
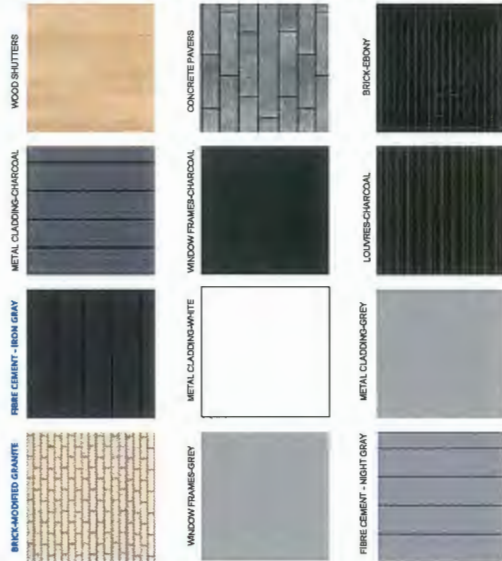
The selected materials for the building frontages and entire development capture the unique essence of Maple Ridge, and provide a balance between urban and rural within the existing fabric.



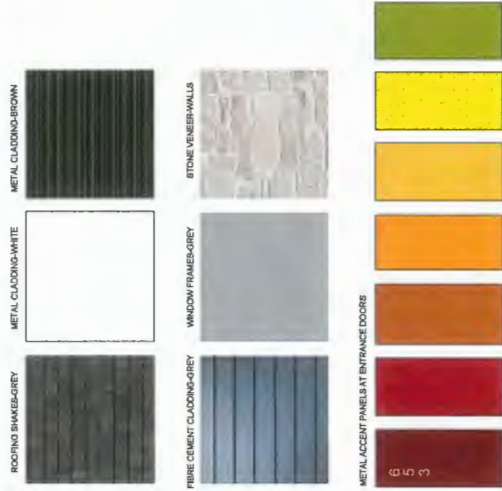
**South Building**



**North Building**

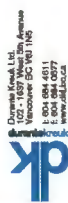
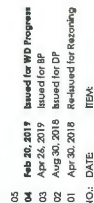


**Ground Floor Oriented Apartments**



BRICK SAMPLES from - Mutual Materials, Contact: Gerald W. Martin, (604) 488-2555 (office)  
 WINDOW PROFILES - Brilux 7100 Series or similar  
 METAL ROOFING/CLADDING - Standing Seam Panel 12" Gable - Charcoal Gray from Cascade Metals Ltd.  
 METAL CLADDING - MC78 Composite or MC 638 Wall by Ventiform  
 ROOFWALL SHAKES - Hardship Shing - Straight Edge Panel





Project:  
MAPLE RIDGE REZONING  
DEVELOPMENT | PHASE 1  
MAPLE RIDGE, BC

Drawn by:	JBT
Checked by:	JS
Date:	November 01, 2018
Scale:	1:200

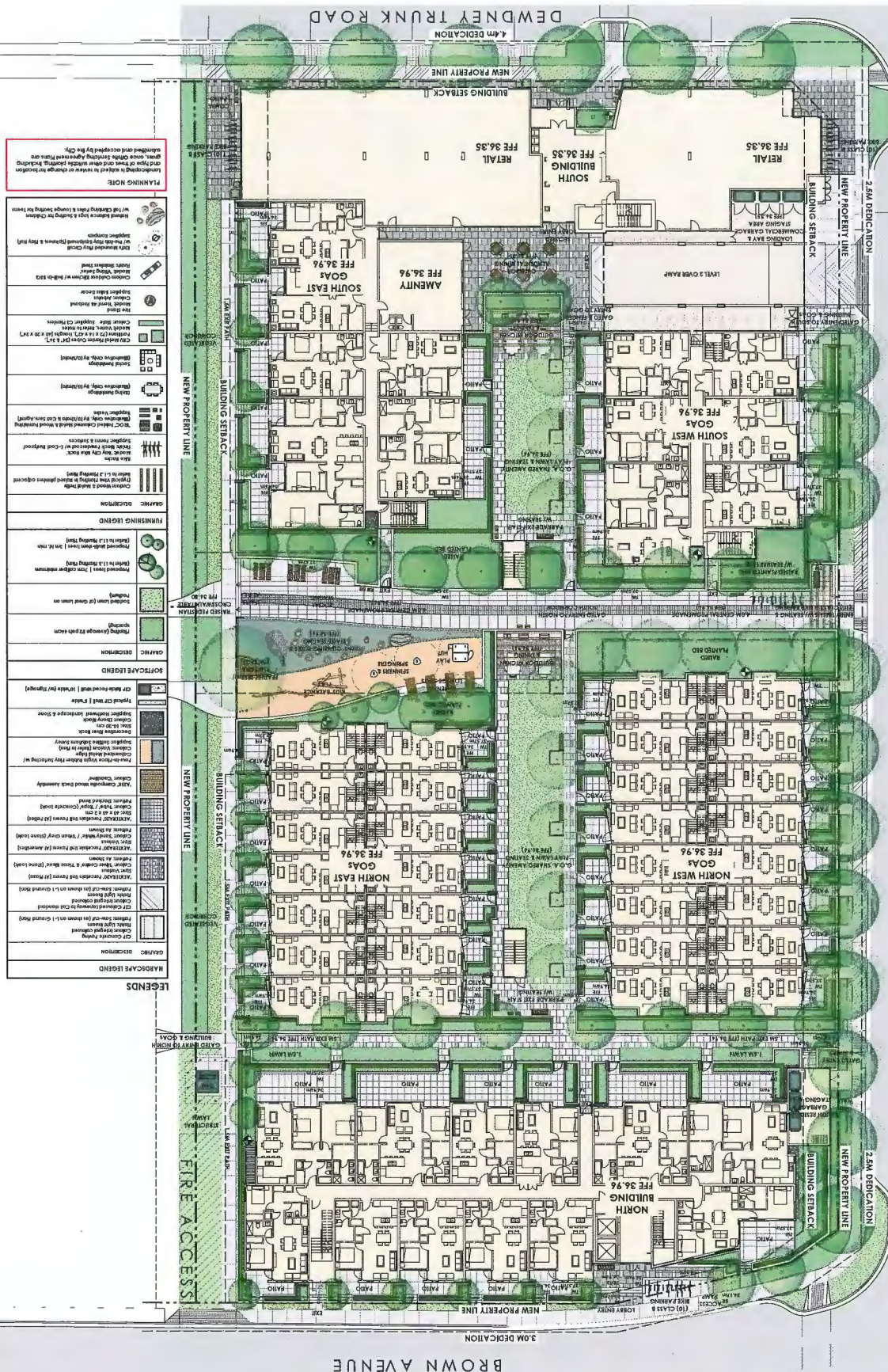
**Landscape  
Ground Level**

Project No.: 16087

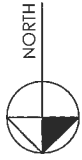
Sheet No.:

### L-1.1.

PLAZA STREET







04 Feb 20, 2019 Issued for WD Progress  
03 Apr 26, 2019 Issued for BP  
02 Aug 30, 2018 Issued for DP  
01 Apr 30, 2018 Re-issued for Reasoning  
NO.: DATE ITEM:  
Revisions:

Durante Kruk, Ltd.  
102 - 187 West 5th Avenue  
Vancouver BC V6T 1N6  
Tel: 604 681 8877  
www.dklbc.ca



Project:  
MAPLE RIDGE REZONING  
DEVELOPMENT | PHASE 1  
MAPLE RIDGE, BC

Drawn by: JMT  
Checked by: JS  
Date: November 01, 2018  
Scale: 1:200

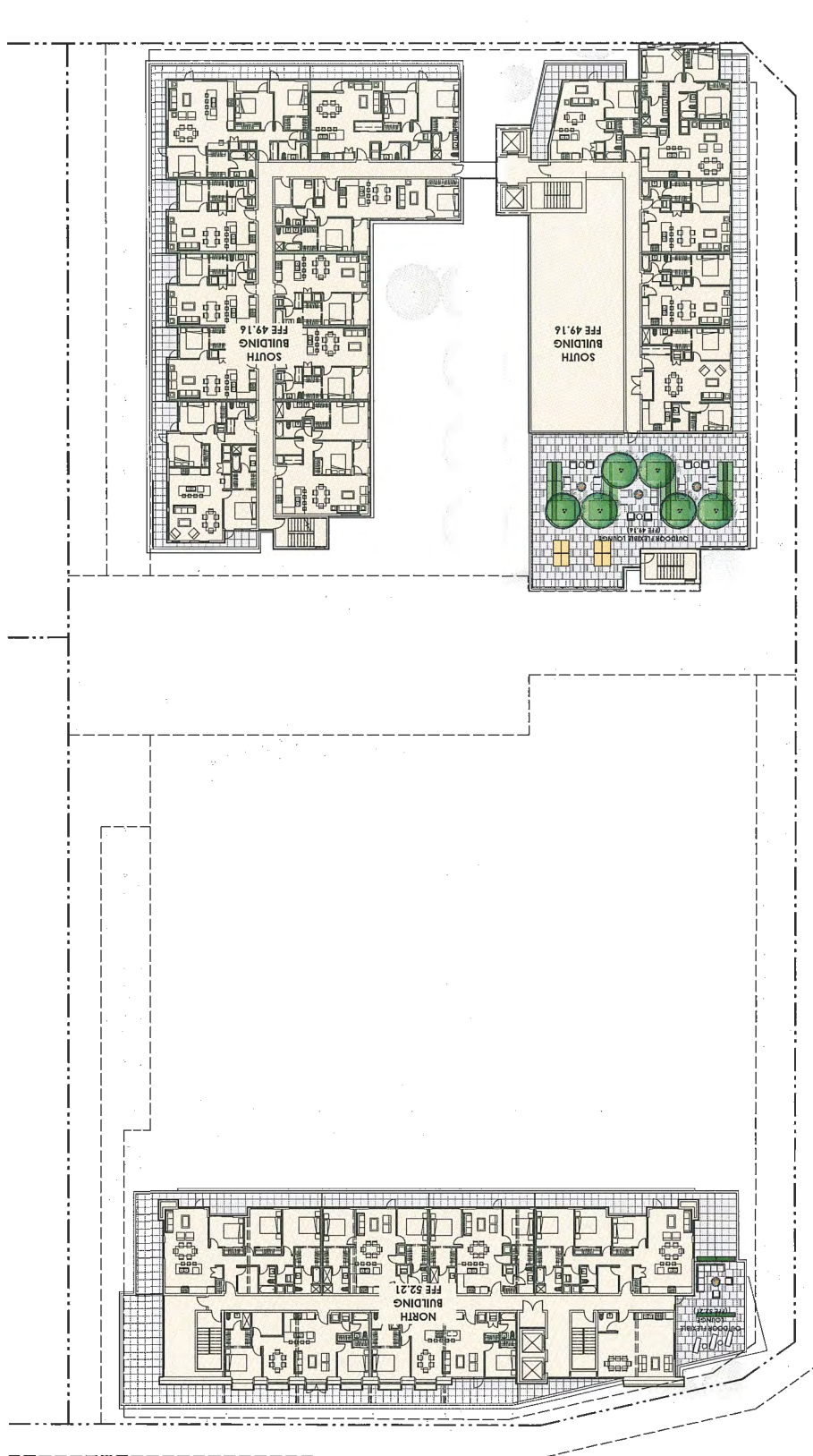
Drawing Title:

Landscape  
Roof Level (Lvl 5)

Project No.: 16087

Sheet No.:

L-1.2





2.7 Renderings



Southwest corner birds eye view



Southwest corner at Dewdney trunk road and Plaza street





View of central promenade along green corridor





North view of shared amenity space of Ground Floor Oriented Apartments

# SECTION D - SUSTAINABILITY

## 1. LEED Gold Equivalent Checklist



### LEED v4 for Building Design and Construction: Multifamily Midrise

Project Name: Maple Ridge Rezoning Development  
Date: 18/05/11

Y	7	N	Ch	Int	Process	2
14	0	16	Location and Transportation	Required	15	15
Y	Y	Y	Prereq	Floodplain Avoidance	Required	15
7	1	1	Credit	LEED for Neighborhood Development Location	8	8
3	3	3	Credit	Site Selection	3	3
2	2	2	Credit	Compact Development	2	2
2	2	2	Credit	Community Resources	2	2
2	2	2	Credit	Access to Transit	2	2
7	0	0	Sustainable Sites	Required	7	7
Y	Y	Y	Prereq	Construction Activity Pollution Prevention	Required	7
2	2	2	Credit	No Invasive Plants	2	2
3	3	3	Credit	Heat Island Reduction	3	3
2	2	2	Credit	Rainwater Management	2	2
2	2	2	Credit	Non-Toxic Pest Control	2	2
14	0	8	Water Efficiency	Required	12	12
Y	Y	Y	Prereq	Water Metering	Required	12
6	6	6	Credit	Total Water Use	12	12
6	6	6	Credit	Indoor Water Use	6	6
2	2	2	Credit	Outdoor Water Use	4	4
14	7	16	Energy and Atmosphere	Required	37	37
Y	Y	Y	Prereq	Minimum Energy Performance	Required	37
Y	Y	Y	Prereq	Energy Metering	Required	37
12	4	14	Credit	Education of the Homeowner, Tenant or Building Manager	30	30
2	2	2	Credit	Annual Energy Use	5	5
2	2	2	Credit	Efficient Hot Water Distribution	2	2
2	2	2	Credit	Advanced Utility Tracking	2	2
5	4	0	Materials and Resources	Required	1	1
Y	Y	Y	Prereq	Certified Tropical Wood	Required	1
1	1	1	Credit	Durability Management	1	1
1	1	1	Credit	Environmentally Preferable Products	5	5
3	3	3	Credit	Construction Waste Management	3	3

**68 11 56 TOTALS**  
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Contract Award: Pavement Rehabilitation Program

**MEETING DATE:** March 19, 2019  
**FILE NO:**  
**MEETING:** Committee of the Whole

---

**EXECUTIVE SUMMARY:**

As part of Council's commitment to infrastructure renewal and replacement, the backlog of roads requiring pavement rehabilitation continues to be addressed. This year's program combines 2019 allocated funds from Capital, Maintenance, Translink and Developer funding, for a total investment of close to \$2.2 million in road maintenance resurfacing and associated works this year.

**RECOMMENDATION:**

That the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd., in the amount of \$1,565,969.03 excluding applicable taxes;

And further that additional work locations may be added under the extra work provisions in the contract up to \$600,000 excluding taxes;

And furthermore that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,565,969.03 plus the extra work provisions.

**DISCUSSION:**

**a) Background Context:**

A public invitation for prequalification was conducted in 2016, following a detailed assessment of 6 submissions, in which two contractors met prequalification criteria. Both submitted bids on the Pavement Rehabilitation work ITT-OP16-08 . An evaluation was done by the City of Maple Ridge with technical assistance from Aplin and Martin Consulting Engineers. It was determined that BA Blacktop Ltd. provided best value to the City of Maple Ridge. This contract has multi year extension provisions. Quotations for the 2019 works is appropriate and provide best value for road rehabilitation works.

**b) Financial Implications:**

The funding for this work is approved within the financial plan and is within budget. This is a unit price contract and as such an extra work provision has been added for potential additional works within the approved budget envelopes. The City's Purchasing Policy requires that the potential to add additional works be identified to Council at the time of award. The expenditure is authorized in the 2019 Capital and Operating Budget and is within the approved budget windows.



**c) Planned Locations:**

Anticipated locations in the 2019 program:


1. Glenhurst Street- Dewdney Trunk Road to 122 Avenue
2. 102 Avenue – 240 Street to Jackson Road
3. 232 Street – Dewdney Trunk Road to 122 Avenue
4. Powell Avenue – 203 Street to 208 Street
5. 208 Street- Powell Avenue to 123 Avenue
6. 220 Street – Dewdney Trunk Road to Lougheed Highway
7. Sayers Crescent – Laurel Place to Willow Place
8. 206 Street – Dewdney Trunk Road to 123 Avenue
9. 210 Street - Abernethy Way to Neaves Road
10. 248 Street – Dewdney Trunk Road to Halnor Avenue
11. 224 Street – Abernethy Way to 132 Avenue
12. Hollyrood Avenue – Richie Street to 227 Street
13. Richie Avenue – Hollyrood Avenue to 228 Street
14. 280 Street - 104 Avenue to 108 Avenue

**d) Future Works:**

This is a unit price contract and as such may be extended to rehabilitate additional road surfaces depending on weather, time commitment, preparation and budget. Contract provisions allow the extension of this contract for a total of 1 additional years by mutual agreement.


**CONCLUSION:**

The recommended contract award continues Council's commitment to infrastructure renewal and replacement. Award of the contract would see the work completed through the spring and summer of 2019.



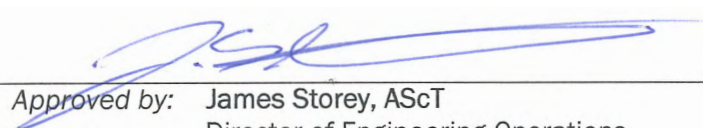
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Prepared by: Walter Oleschak  
Superintendent of Roads and Fleet



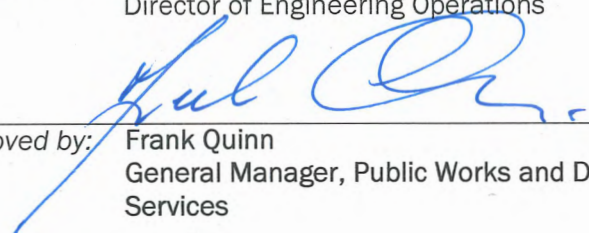
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Reviewed by: Daniela Mikes  
Manager of Procurement



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Approved by: James Storey, ASCT  
Director of Engineering Operations



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Approved by: Frank Quinn  
General Manager, Public Works and Development  
Services



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Concurrence: Kelly Swift, MBA  
Acting Chief Administrative Officer

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