City of Maple Ridge

COMMITTEE OF THE WHOLE
AGENDA
May 7, 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.

Chair: Acting Mayor

1. *CALL TO ORDER*

2. *ADOPTION AND RECEIPT OF MINUTES*

2.1 Minutes of the Committee of the Whole Meeting of April 16, 2019

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

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 2018-289-RZ, 10309 and 10337 240 Street; 10350 and 10320 Slatford Place, RS-3, RS-2 to RM-1

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7543-2019 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit an approximately 110 townhouse development be given first reading and that Maple Ridge Zone Amending Bylaws No. 7400-2017 and 7232-2015 be repealed and that the applicant provide further information as described on Schedules A, C, D, F and G of the Development Procedures Bylaw No. 5879–1999, and a Subdivision application.

1102 2019-064-RZ, 11045 Cameron Court, RS-2 to RS-1d

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7551-2019 to rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) to enable the subdivision of approximately 6 single family lots no less than 557m^2 in area be given first reading and that the applicant provide further information as described on Schedules A, B, and F of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

1103 2017-572-RZ, 11703 Fraser Street and 11718 224 Street, RM-1 to RM-2

Staff report dated May 7, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7550-2019 to redesignate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7422-2018 to rezone from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a 57 unit apartment building with underground parking be given second reading and be forwarded to Public Hearing.

1104 2016-031-RZ, 13227 236 Street, RS-2 to RM-1

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7228-2016 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of 17 townhouse units be given second reading and be forwarded to Public Hearing.

1105 2018-093-RZ, 11780 Burnett Street, RS-1 to R-1

Staff report dated May 7, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7485-2018 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision be given second reading and be forwarded to Public Hearing.

1106 New Cannabis Retail Store

Staff report dated May 7, 2019 recommending that the application for a cannabis retail store by 1151761 B.C. Ltd. at #670-22709 Lougheed Highway, Maple Ridge be supported based on the information contained in the Council report dated May 7, 2019 and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

5. *CORPORATE SERVICES*

6. *PARKS, RECREATION & CULTURE*

1151 **Award of Contract for Maple Ridge Secondary School Track Facility Upgrades Design Services**

Staff report dated May 7, 2019 recommending that Contract RFP-PL19-31 be awarded to Simcic + Uhrich Architects in the amount of $166,720 excluding taxes, that a contingency of $25,000 be authorized and that the Corporate Officer be authorized to execute the contract.

1152 **Award of Contract for Hammond Community Centre Renovation Design Services**

Staff report dated May 7, 2019 recommending that Contract RFP-PL19-3 be awarded to MIZA Architects Inc. in the amount of $263,795 plus taxes, that a contingency of $39,500 be authorized, and that the Corporate Officer be authorized to execute the contract.

1153 **Award of Contract for Firefighters Park Construction**

Staff report dated May 7, 2019 recommending that Contract ITT-PL19-01 be awarded to Cedar Crest Lands (BC) Ltd. in the amount of $526,500 excluding taxes, that a contingency of $50,000 be authorized, that the budget be increased by $133,330 funded from the Park Development Cost Charge fund and Capital Works Reserve, that the next Financial Plan Bylaw be amended to reflect this, and that the Corporate Officer be authorized to execute the contract.

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**
Mayor and Council at **mayorandcouncil@mapleridge.ca**

Checked by: _____

Date: May 2/19

2.0 Minutes

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

April 16, 2019

The minutes of the meeting held on April 16, 2019 at 1:30 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT	*Appointed Staff*
Elected Officials	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 Culture
Councillor K. Duncan	L. Benson, Director of Corporate Administration
Councillor C. Meadus	T. Thompson, Chief Financial Officer
Councillor G. Robson	C. Carter, Director of Planning
Councillor R. Svendsen	*Other Staff as Required*
**Councillor A. Yousef	D. Pollock, Municipal Engineer
	M. Baski, Planner 2, Development and Environmental Services
	D. Hall, Planner 2, Development and Environmental Services
	T. Cotroneo, Manager of Community Engagement

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase
*Mayor Morden entered the meeting at 1:40 p.m.
**Councillor A.Yousef entered the meeting at 1:41p.m.

1. *CALL TO ORDER*

The meeting was called to order at 1:39 p.m. by presiding member Judy Dueck.

2. *ADOPTION AND RECEIPT OF MINUTES*

2.1 Minutes of the Committee of the Whole Meeting of April 2, 2019

It was moved and seconded

That the minutes of the April 2, 2019 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS* – Nil

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

1101 2019-018-AL, 22673 132 Avenue

Staff report dated April 16, 2019 recommending that application 2019-018-AL be deferred until a Council Policy for processing applications to the Agricultural Land Commission has been adopted and that additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

D. Hall, Planner 2, Development and Environmental Services, advised that the applicant was in the audience to answer questions of Council. She proceeded to give a PowerPoint presentation on the application.

Don Schmidt, Agritech Farms Ltd, spoke to the medical and financial benefits of medicinal cannabis. He explained the application of Health Canada's regulations and the requirement to have a concrete floor.

Staff and the applicant answered questions relative to water consumption, facility lighting and odour control. In response to questions relative to deferring the item, the Director of Planning suggested that the application could be deferred until such time as staff bring forward a policy on non-farm use application in May.

It was moved and seconded

That the staff report dated April 16, 2019 titled "Non-Farm Use Application for land in the Agricultural Land Reserve, 22673 132 Avenue" be forwarded to the Council Meeting of April 23, 2019.

CARRIED

1102 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7221-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m2 (1 acre) be given first reading and that the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

M. Baski, Planner 2, Development and Environmental Services, provided a history of the application and explained the community amenity charges relative to the application. Staff answered questions relative to water services and the previously discussed density in relation to potential future industrial lands.

It was moved and seconded

That the staff report dated April 16, 2019 titled "First Reading, Zone Amending Bylaw No. 7221-2016, 24138 Lougheed Highway" be forwarded to the Council Meeting of April 23, 2019.

CARRIED

Councillor G. Robson – OPPOSED

1103 **2018-301-RZ, 12294 Laity Street, RS-1 to R-1**

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7486-2018 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision be given second reading and be forwarded to Public Hearing.

M. Baski, Planner 2, Development and Environmental Services, gave a PowerPoint presentation on the rezoning application.

It was moved and seconded

That the staff report dated April 16, 2019 titled "Second Reading, Zone Amending Bylaw No. 7486-2018, 12294 Laity Street" be forwarded to the Council Meeting of April 23, 2019.

CARRIED

1104 **2017-524-DVP, 24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and 10597 McVeety Street**

Staff report dated April 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

M. Baski, Planner 2, Development and Environmental Services, gave a PowerPoint presentation on the proposed development variance permit.

It was moved and seconded

That the staff report dated April 16, 2019 titled "Development Variance Permit 24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and 10597 McVeety Street" be forwarded to the Council Meeting of April 23, 2019.

CARRIED

1105 Gasoline and Diesel Fuel Supply

Staff report dated April 16, 2019 recommending that the City enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels and that the Corporate Officer be authorized to execute the letter agreement.

It was moved and seconded
That the staff report dated April 16, 2019 titled "Gasoline and Diesel Fuel Supply" be forwarded to the Council Meeting of April 23, 2019.

CARRIED

5. *CORPORATE SERVICES* – Nil

6. *PARKS, RECREATION & CULTURE*

1151 Social Policy Advisory Committee Update

Staff report dated April 16, 2019 recommending that the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.

T. Cotroneo, Manager of Community Engagement, spoke to the report and 2019 work plan, and answered questions relative to financial implications of proposed workshops.

It was moved and seconded
That the staff report dated April 16, 2019 titled "Social Policy Advisory Committee Update" be forwarded to the Council Meeting of April 23, 2019.

CARRIED

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

8. *OTHER COMMITTEE ISSUES* – Nil

9. *ADJOURNMENT* – 2:18 p.m.

_____

Acting Mayor Judy Dueck
Presiding Member of the Committee

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2018-289-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7543-2019
10309 and 10337 240 Street; 10350 and 10320 Slatford Place

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from RS-3 (One Family Rural Residential), and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential). The purpose of the rezoning is to permit approximately 110 townhouse units. The subject properties, save and except 10337-240th Street, have been subject to previous rezoning applications that have not gone further than first reading. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $4,100 per townhouse dwelling unit.

RECOMMENDATIONS:

1. **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 with specifically:**

   i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
   ii. **The Board of any Regional District that is adjacent to the area covered by the plan;**
   iii. **The Council of any municipality that is adjacent to the area covered by the plan;**
   iv. **First Nations;**
   v. **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 no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. **That Zoning Amending Bylaw No. 7400-2017 be repealed; and**

3. **That Zoning Amending Bylaw No. 7232-2015 be repealed; and**

4. **That Zone Amending Bylaw No. 7543-2019 be given first reading; and**

5. **That the applicant provide further information as described on Schedules A, C, D, F and G of the Development Procedures Bylaw No. 5879–1999, and a Subdivision application.**

DISCUSSION:

a) Background Context:

Applicant:		Flat Architecture Inc.
Legal Description:		Lot 4 District Lot 405 Group 1 New Westminster District Plan 60014; Lot 5 District Lot 405 Group 1 New Westminster District Plan 60014; Lot 1 District Lot 405 Group 1 New Westminster District Plan 60014 and Lot 2 District Lot 405 Group 1 New Westminster Plan 60014
OCP:		
Existing:		Urban Residential and Conservation
Proposed:		Urban Residential and Conservation
Zoning:		
Existing:		RS-3 (One Family Rural Residential), and RS-2 (One Family Suburban Residential)
Proposed:		RM-1 (Townhouse Residential)
Surrounding Uses:		
North:	Use:	Multi-Family and Park
	Zone:	RM-1 (Townhouse Residential), and RS-2 (One Family Suburban Residential)
	Designation:	Urban Residential and Conservation
South:	Use:	Fallow Agricultural Land
	Zone:	RS-3 (One Family Rural Residential), and RS-2 (One Family Suburban Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential and R-3(Special Amenity Residential District)
	Designation:	Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	R-2 (Urban Residential District)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential and Vacant
Proposed Use of Property:		Townhouses
Site Area:		2.10 HA. (5.18 acres)
Access:		Slatford Place
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject properties are bordered by conservation lands to the north, south and west, and Agricultural Land Reserve to the south, and existing single family homes to the east. The properties are adjacent to a subdivision of R-1 (Residential District) and R-2 (Urban Residential District) zoned

lots. The properties slope from 240th Street towards Slatford Place and to the south is the Agricultural Land Reserve. Spencer Creek runs along the southern boundary of the subject properties.

c) Project Description:

The four (4) subject properties encompass approximately 2.10 ha (5.18 acres) of land located on the west side of 240th Street and the east side of Slatford Place. (Appendix A). The applicant has applied to rezone the subject properties from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a townhouse development. The application seeks to obtain approximately 110 units. As full review of the proposal has not yet been completed, consideration of issues such as: appropriate density, conservation boundaries, road dedications, ALR buffering and site design considerations may reduce the desired density.

The site slopes to the south and west with some plateau areas that overlook the Albion Flats area. The existing slopes; natural features; watercourses; and being against to the Agricultural Land Reserve must be taken into consideration with the site design. Access for the proposed development will be limited to Stafford Place only. No access on 240th Street is permitted.

As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of $4,100.00 per townhouse dwelling unit. Should 110 units be obtained, the total required CAC contribution will be approximately $451,000.00.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detail analysis and a further report will be required prior to Second Reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

BACKGROUND

The current application is combining four (4) parcels of land, some of which had previous rezoning applications sitting at first reading. Should this application proceed with the zoning amendment bylaw No. 7543-2019, any previous older bylaws (namely, No. 7232-2016 and No. 7400-2017) will need to be repealed.

Official Community Plan:

The OCP designates the subject properties Urban Residential and with the consolidation of all 4 properties into a single parcel before the adoption of Zone Amending Bylaw No. 7543-2019 the *Urban Residential – Major Corridor* policies would support the proposed development of townhouses which are detailed below.

Policy 3.13 (3–18), 2) Major Corridor Residential – General Characteristics:

a) Major Corridor Residential is characterized by the following:
   i) Has frontage on an existing major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan.

ii) Includes ground orientated housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential infill policies.

For the proposed development, an OCP amendment may be required to adjust the Conservation area boundary.

Agricultural Impact:

The subject property is adjacent to land in the Agricultural Land Reserve. The following Sustainable Agricultural Policy with the Official Community Plan applies:

Policy 6-12 Maple Ridge will protect the productivity of tis agricultural land by:

b) Requiring agricultural impact assessment (AIAs) and Groundwater Impact Assessment for non-farm development and infrastructure projects and identify measures to off-set impacts on agricultural capability:
c) Preserving larger farm units and areas by using appropriate buffers such as road, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural lands.

All future development of this land will be required to complete an Agricultural Impact Assessment for adjacent Agricultural Land Reserve property. Mitigation recommendations may include but are not limited to: landscape buffering, fencing, and road design with each future development application.

Zoning Bylaw:

The current application proposes to rezone the properties located at 10309 and 10337 240 Street and 10350 and 10320 Slatford Place from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit a future townhouse development. The current proposal has not been reviewed to determine the suitability for 110 units on the site. Any 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.

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";
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Building Department;
e) Parks Department; and
f) School District.

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.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an Official Community Plan amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F);
6. A Natural Features Development Permit Application (Schedule G); and
7. A Subdivision Application.

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; however an OCP amendment to adjust the Conservation area boundary may be required. It is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

It is recommended that Council not require any further additional OCP consultation.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP,RPP**
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

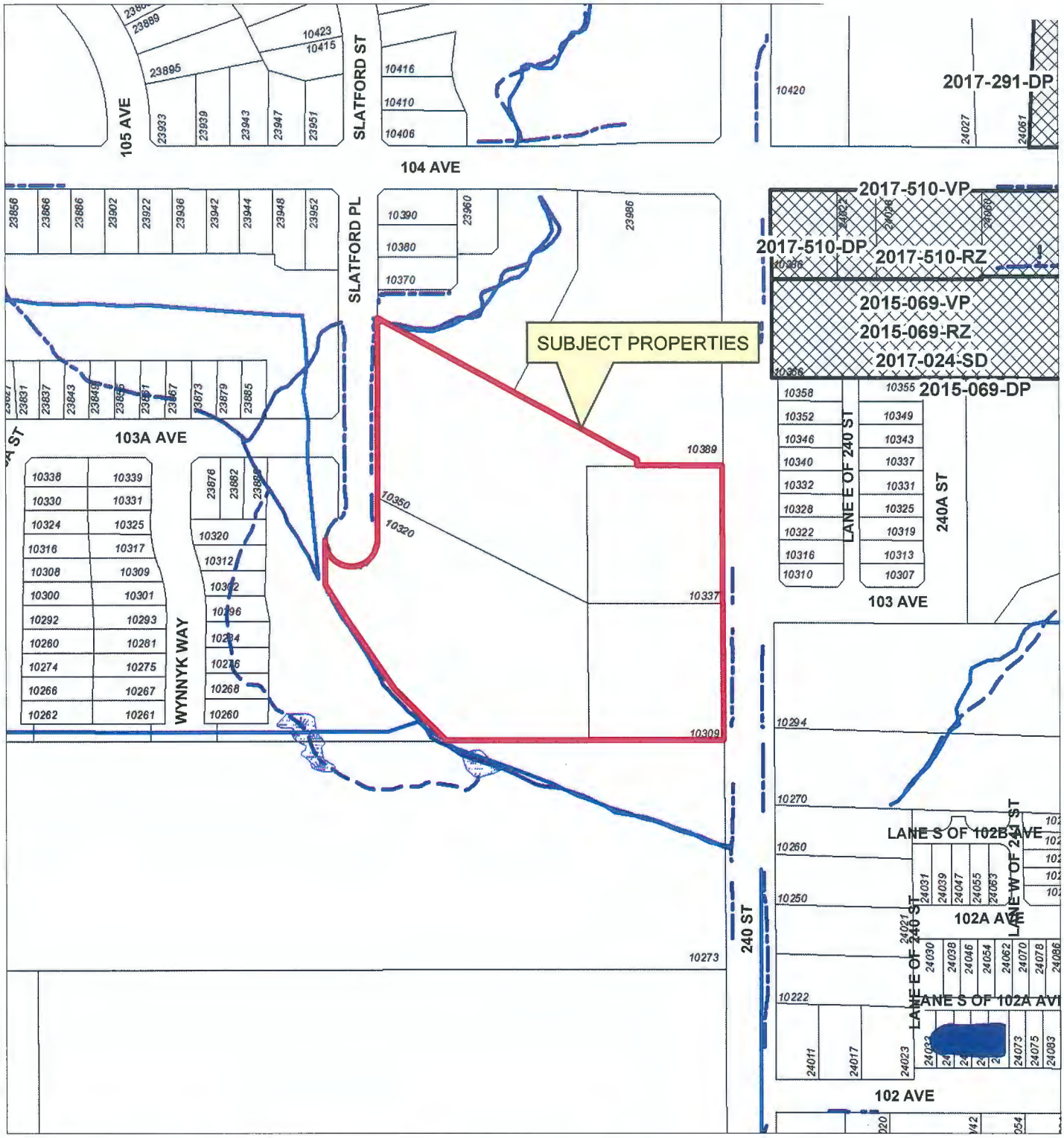
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7543-2019

APPENDIX A



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh
- Active Applications (RZ/SD/DP/VP)

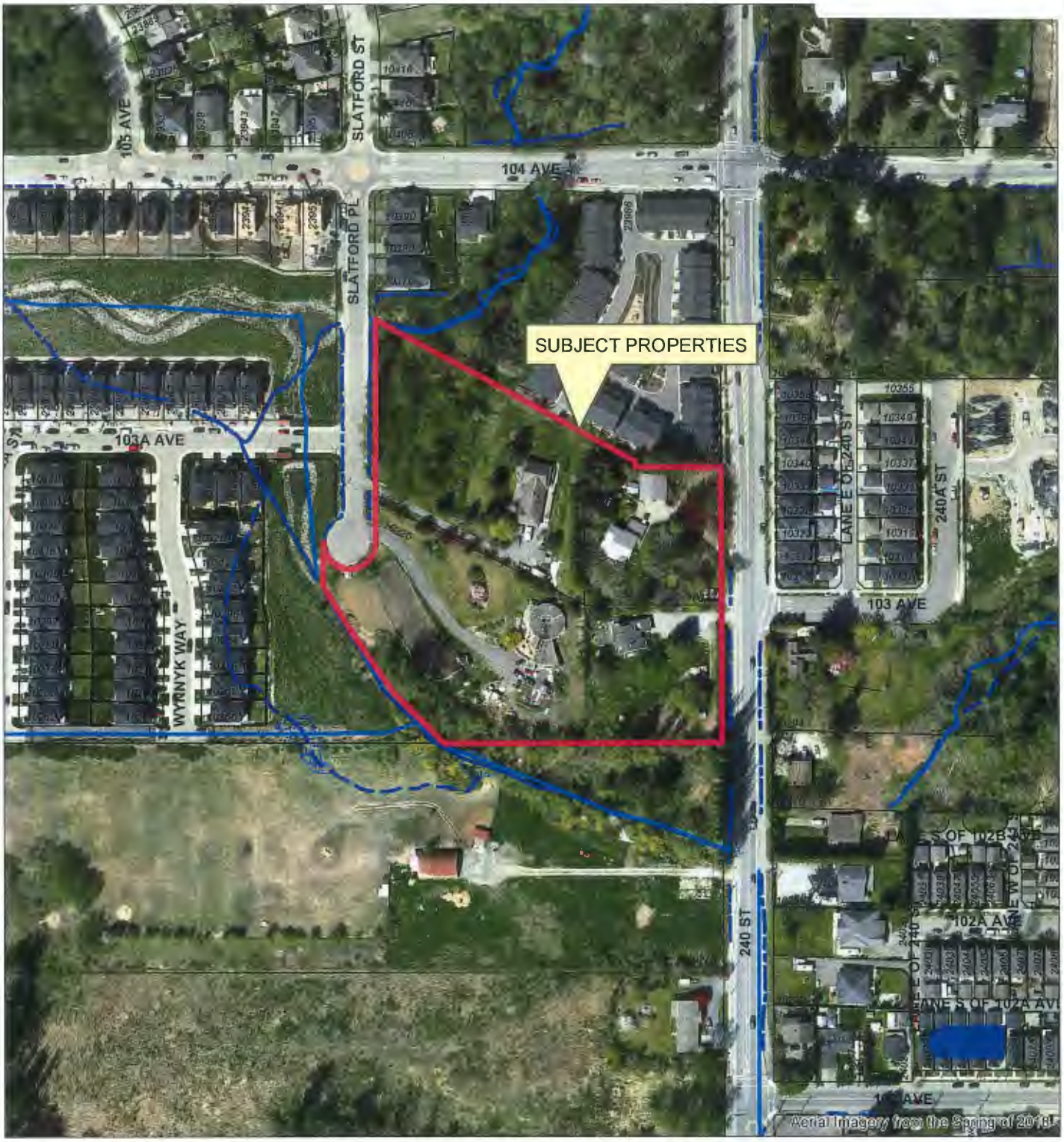
10320 & 10350 Slatford Place
10337 & 10309 240 Street

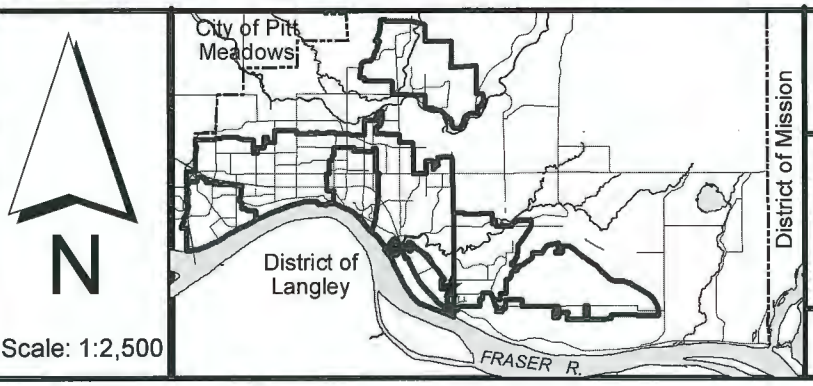
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2018-289-RZ
DATE: Apr 25, 2019
BY: LP

APPENDIX B





10320 & 10350 Slatford Place
10337 & 10309 240 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2018-289-RZ
DATE: Apr 25, 2019
BY: LP

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7543-2019

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. 7490-2018."

2. Those parcels or tracts of land and premises known and described as:

   Lot 4 District Lot 405 Group 1 New Westminster District Plan 60014
   Lot 5 District Lot 405 Group 1 New Westminster District Plan 60014

   and outlined in heavy black line on Map No. 1771 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

   READ a first time the day of , 20

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

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

   ADOPTED, the day of , 20

_____ _____

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7543-2019

Map No. 1771

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

To: RM-1 (Townhouse Residential)

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2019-064-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7551-2019
11045 Cameron Court

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential). The applicant intends to apply the Density Bonus option within the RS-1d (One Family Urban (Half Acre) Residential), zone, which is specific to the Albion Area, to enable the subdivision of approximately 6 single family lots no less than 557m^2 in area. A density bonus of $3,100 per lot x 6 lots totalling $18,600. As per Council Policy 6.31, a Community Amenity Contribution (CAC) of $5,100 per single family lot created is also applicable. The estimated CAC cost will be $30,600 for 6 lots.

The Official Community Plan designates the subject property as Low Density Residential. An OCP amendment is not required to support the proposed RS-1d zone.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7551-2019 be given first reading; and

That the applicant provide further information as described on Schedules A, B, and F of the Development Procedures Bylaw No. 5879–1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	WSP Canada Inc., Dexter Hirabe
Legal Description:	Lot 32, Section 10, Township 12, New Westminster District Plan66748
OCP:	
Existing:	Low Density Residential
Proposed:	Low Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential)

Surrounding Uses:

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

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.400 HA. (1 acre)
Access:	Cameron Court
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is approximately 0.40 ha (1 acre) in size (see Appendix A). The site is largely flat two residential structures and several small accessory structures.

c) Project Description:

The application is to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone and utilizing the density bonus provision of the Albion Area Plan to facilitate the subdivision of approximately 6 single-family lots not less than 557m2 in size.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to Second Reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

<u>Official Community Plan</u>:

The development site is located within the Albion Area Plan and is currently designated *Low Density Residential.* The current OCP designation supports the proposed RS-1d (One Family Urban (Half Acre) Residential) zone and the utilization the Density Bonus provision of the Albion Area Plan.

This application is in compliance with the following Albion Area Plan Community Amenity Program policies:

10 - 4 The city-wide Community Amenity Program established in Section 2.1.2 Compact and Unique Community will apply to the Albion Area Plan. A Density Bonus Framework will also be permitted on lands designated Low Density Residential, Low-Medium Density Residential and Medium Density Residential in the Albion Area Plan.

10 - 5 Where the density bonus option is utilized in a single-family subdivision, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all lots that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.

10 - 8 A density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.

The application is also in compliance with the Zoning Bylaw that permits a density bonus option in RS-1d zoned properties located within the Albion Area Plan. The applicant intends to apply the density bonus option to this project, as discussed below.

Zoning Bylaw:

The current application proposes to rezone the property located at 11045 Cameron Court from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a desnity bonus to permit approximatley 6 lots. The minimum lot size for the current R-2 zone is 4,000 m^2, and the minimum lot size for the proposed RS-1d zone is 2,000m^2. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The Density Bonus associated with the Albion Area Plan Community Amenity Program is detailed in the Zoning Bylaw, which will permit the following:

For the RS-1d One Family Urban (Half Acre) Residential zone, the base density is a minimum net lot area of 2,000 m^2, minimum lot width of 30 m, and minimum lot depth of 40 m. A Density Bonus is an option in the RS-1d zone and shall be applied as follows:

a. An Amenity Contribution of $3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000 m^2, payable when the Approving Officer approves the subdivision.

b. The maximum density permitted through the Density Bonus option is:
   i. minimum net lot area of 557 m^2;
   ii. minimum lot width of 15.0 m;
   iii. minimum lot depth of 27 m.

c. Zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone will apply and supersede the zoning requirements for the RS-1d zone.

Therefore, the density bonus option will permit the applicant to reduce the single-family lot size from the RS-1d zone's lot size of 2,000 m^2 to the RS-1b (One Family Urban (Medium Density) Residential) zone's minimum lot size of 557 m^2. The proposed development consists of approximately 6 RS-1b sized lots and the Density Bonus for this application is $18,600.00. The final number of lots and density bonus will be determined prior to second reading.

It should be noted that, as per Council Policy 6.31, a Community Amenity Contribution (CAC) of $5,100 per single family lot created is also applicable to the subject property. The estimated CAC will be $30,600 and will also be confirmed prior to second reading.

No variances have been requested at the current time. Any variations from the requirements of the density bonus zone of RS-1b (One Family Urban (Medium Density) Residential) for lots less than 2,000 m^2, or from the requirements of the RS-1d (One Family Urban (Half Acre) Residential) zone for lots greater than 2,000 m^2, will require a Development Variance Permit application.

Advisory Design Panel:

A Form and Character Development Permit is not required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Fire Department;
c) Building Department;
d) Parks Department;
e) School District; and
f) 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.

f) 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 B or Schedule C);
2. A Development Variance Permit (Schedule E); and
3. A Subdivision Application.

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

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP**
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

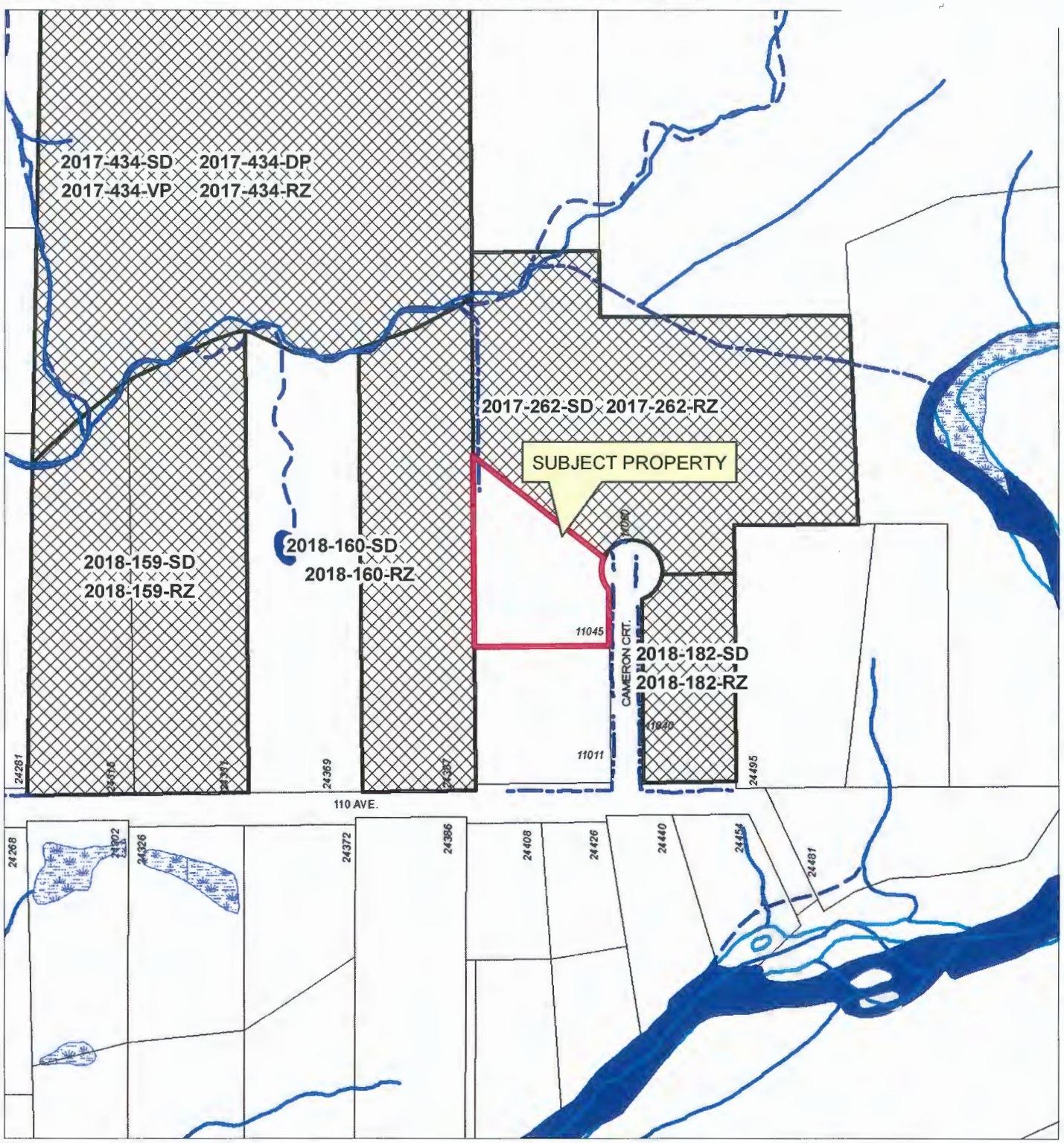
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7551-2019

APPENDIX A



N

Scale: 1:2,500

Legend

Active Applications (RZ/SD/DP/VP)

11045 CAMERON COURT
PID 002-139-715

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

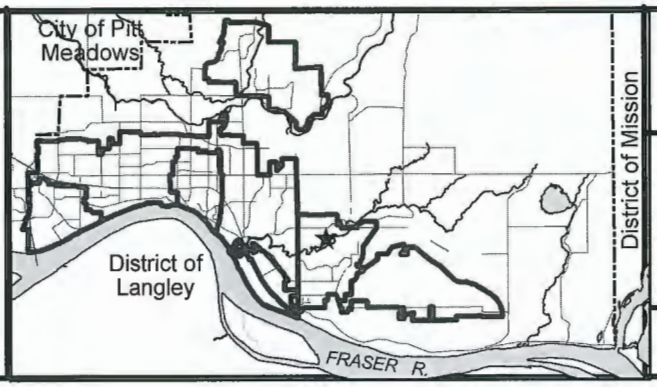
mapleridge.ca

FILE: 2019-064-RZ
DATE: Feb 22, 2019

BY: PC

APPENDIX B

Scale: 1:2,500



11045 CAMERON COURT
PID 002-139-715

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-064-RZ
DATE: Feb 22, 2019
BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7551-2019

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. 7551-2019."

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

   Lot 32, Section 10, Township 12, New Westminster District, Plan 66748

   and outlined in heavy black line on Map No. 1797 a copy of which is attached hereto and forms part of this Bylaw, is are hereby rezoned to RS-1d (One Family Urban (Half Acre) Residential).

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

READ a first time the day of , 20

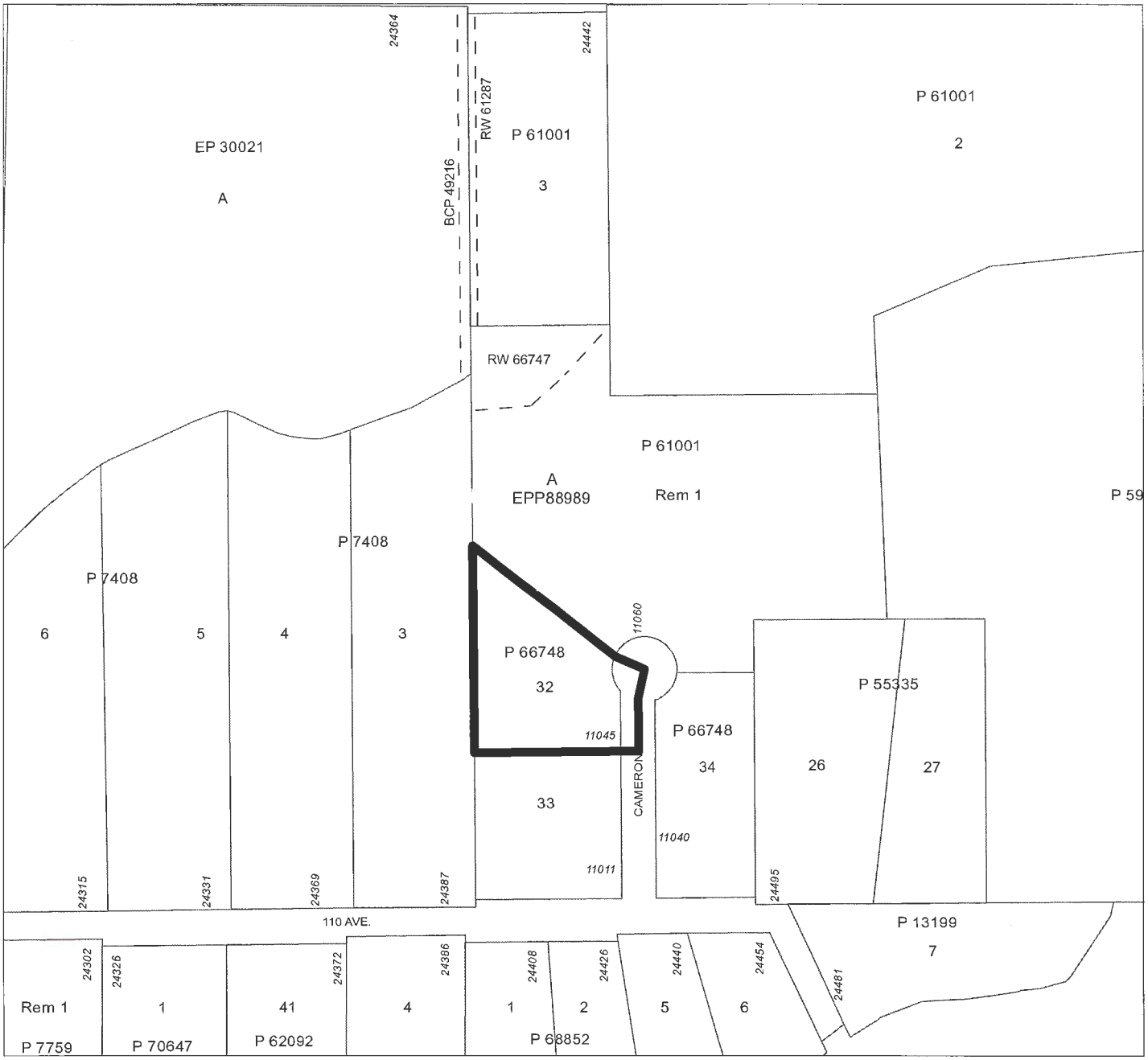
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7551-2019
Map No. 1797
From: RS-2 (One Family Suburban Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)

MAPLE RIDGE
British Columbia

N
SCALE 1:2,500

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2017-572-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No.7550-2019;
Second Reading
Zone Amending Bylaw No. 7422-2018;
11703 Fraser Street and 11718 224 Street

EXECUTIVE SUMMARY:

An application has been received to rezone portions of the subject property located at 11703 Fraser Street and 11718 224 Street from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a 57 unit apartment building with underground parking. The applicant proposes to develop the project in 2 phases. Only the second phase (11703 Fraser Street) facing Fraser Street is subject to the rezoning application and proposes a 5 storey 57 residential unit apartment building with 2 storeys of underground parking (11703 Fraser Street). The proposal consists of a mixture of 1, 2 and 3 bedroom units. The applicant's first phase of the subject property fronting 224 Street (11918 224 Street) consists of, a 5 storey 25 unit residential apartment building. Both phases will share the underground parking garage and access will be from Fraser Street.

Council granted first reading to Zone Amending Bylaw No.7422-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 30, 2018. When Council gave first reading to Zone Amending Bylaw No. 7411-2018, the property addressed as 11703 Fraser Street and 11718 224 Street where two separate properties. These two properties have been consolidated into a single property; therefore the property that is subject to this rezoning application is split zoned and has a split Official Community Plan designation.

This application requires an amendment to the Official Community Plan (OCP) to redesignate the easterly portion of subject property (11703 Fraser Street) from Ground-Oriented Multi-Family to Low-Rise Apartment. The westerly portion of the subject property (11718 224 Street) is currently designated Low-Rise Apartment.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $3,100.00 per apartment dwelling unit, for an estimated amount of $176,700.00.

RECOMMENDATIONS:

1) **That, in accordance with Section 475 of the *Local Government Act,* opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7550-2019 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. 7550-2019 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. 7550-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;

4) That Official Community Plan Amending Bylaw No. 7550-2019 be given first and second readings and be forwarded to Public Hearing;

5) That Zone Amending Bylaw No. 7422-2018 be given second reading, and be forwarded to Public Hearing;

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

   i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

   ii) Approval from the Ministry of Transportation and Infrastructure;

   iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;

   iv) Road dedication on Fraser Street as required;

   v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;

   vi) Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, Stormwater Management.

   vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

   viii) That a voluntary contribution, in the amount of $176,700.00 ($3,100/57) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Attera Development Group Ltd. Trisha Firth
Legal Description:	Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898
OCP:	
Existing:	Ground-Oriented Multi-Family
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RM-1 (Townhouse Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartments
	Zone:	RM-2 (Medium Density Apartment Residential) C-3 (Town Centre Commercial)
	Designation:	Low-Rise Apartment and Town Centre Commercial
South:	Use:	Residential (these lands are subject to a Land Use Inquiry application of Apartment development)
	Zone:	RM-1 (Townhouse Residential) RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Street Townhouse and Residential
	Zone:	RM-2 (Medium Density Apartment Residential) RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Vacant
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment

Existing Use of Property:	Vacant
Proposed Use of Property:	Apartment
Site Area:	0.46 HA. (1.13 Acres)
Access:	Fraser Street
Servicing requirement:	Urban Standard

2) Background:

That portion of the subject property (11703 Fraser Street) that is under application to be rezoned was once the Northumberland Court site, that contained 20 strata units in five buildings. The five buildings were demolished in 2009 as a condition to proceed with an earlier development application that did not complete and lapsed.

Since, the first reading report was presented to Council a consolidation of the former Northumberland site and 11718 – 224th Street has occurred; therefore, the rezoning application is to rezone a portion of the subject property (11703 Fraser Street) from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). The remainder of the subject property (11718 224 Street) is already zoned RM-2 (Medium Density Apartment Residential) and Council issued Development Permit 2018-201-DP to permit the construction of a five storey residential apartment building with 23 residential units.

3) Project Description:

The application proposes to rezone the portion of the site remaining from RM-1 (Townhouse Residential) to RM-2 (Medium Density Apartment Residential). In addition, amend the Town Centre Area Land Use Map to re-designate portions of the subject property from Ground-Oriented Multi-Family to Low-Rise Apartment.

The applicant proposes to develop the project in 2 phases. Only the second phase (11703 Fraser Street) facing Fraser Street is subject to the rezoning application and proposes a 5 storey 57 residential unit apartment building with 2 storeys of underground parking (11703 Fraser Street). The proposal consists of a mixture of 1, 2 and 3 bedroom units. The applicant's first phase of the

subject property fronting 224 Street (11918 224 Street) consists of, a 5 storey 25 unit residential apartment building and the Development Permit was issued in 2018. Both phases will share the underground parking garage and access will be from Fraser Street.

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated Ground-Oriented Multi-Family and Low-Rise Apartment. To accommodate the proposed RM-2 (Medium Density Apartment Residential) zoning for this apartment project, the eastern portion of the site (11703 Fraser Street) designated Ground-Oriented Multi-Family will be re-designated to Low-Rise Apartment.

The proposed re-designation will support the proposed RM-2 (Medium Density Apartment Residential) zoned apartment buildings as follows:

- The Zoning Matrix for the Town Centre Area Plan allows the RM-2 (Medium Density Apartment Residential) in the Low-Rise Apartment designation;
- Town Centre Area Plan Policy 3-22 for Low-Rise Apartments states that all Low-Rise Apartment development should be a minimum of 3 storeys and a maximum of 5 storeys in height. The description of the designation encourages an apartment form where units are accessed from an internal corridor and residential parking is provided underground. The preliminary site plan and design are fully compliant; and
- A similar project is being considered by Council to the south at 11650 224 Street rezoning application 2015-318-RZ

This required amendment to the Official Community Plan is supportable as the proposed development is designed for compatibility with the diverse neighbourhood context. The design of the proposed buildings of 5 storey and the grade change of the subject property will be similar in size to the surrounding development in the neighbourhood. (see Appendix B)

ii) Housing Action Plan

The application has not proposed rental housing and Council did not direct staff to secure rental housing through the first reading of Bylaw 7411-2018.

iii) Zoning Bylaw:

The western portion of the development property (11718 224 Street) is zoned RM-2 (Medium Density Apartment Residential). This portion of the development property, the eastern portion (11703 Fraser Street), which is under application for rezoning is currently zoned RM-1 (Townhouse Residential). The application is to rezone this eastern portion of the subject property to RM-2 (Medium Density Apartment Residential) which will be consistent with the western portion of the subject property. Any variations from the requirements of the proposed zone will require a Development Variance Permit application and the approval of Council. (see Appendix C)

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $3,100.00 per apartment dwelling unit, for an estimated amount of $176,700.00 for the 57 proposed units that is subject of this rezoning application which is the eastern portion of the subject property (11703 Fraser Street). The western portion of the subject property (11718 224 Street) is already zoned RM-2 (Medium Density Apartment Residential) and

Council issued a Development Permit for the 25 unit residential apartment building in 2018; therefore, the Community Amenity Contribution Program would not apply.

iv) Off-Street Parking and Loading Bylaw:

Required parking for 57 multi-family units in the RM-2 Zone is 1.5 per unit, or 86 stalls. An additional parking requirement for visitor parking is 0.2 stall per unit, or 12 stalls, for a minimum requirement of 98 stalls. The proposal contains a total of 102 stalls, of which 2 are accessible. The proposed parking fulfills the requirements of the bylaw.

The provisions for bicycle parking for Low-Rise Residential units require long term bicycle storage within their attached garage space, area as follows:

- Short term bicycle storage at a ratio of 6 per 20 units; therefore 18 stalls are required that have been provided.
- Long term bicycle parking at a ratio of 1 per 4 dwelling units; therefore 15 stalls are required that have been provided.

v) Proposed Variances:

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

Maple Ridge Zoning Bylaw No. 3510 -1985, A Development Variance Permit application has been received for this project and involves the following relaxations:

Maple Ridge Zoning Bylaw No. 3510 -1985, Section 604, Part 6 and Part 7;

- *To vary the east setback from 7.5 metres to 6.0 metres;*
- *To vary the west setback from 7.5 metres to 6.0 metres;*
- *To vary the south setback from 7.5 metres to 6.0 metres;*
- *To vary the front roof project by 2.1 metres into the 7.5 m setback; and*
- *To vary the height of the structure from 4 storeys maximum to 5 storeys as well as, vary the height from 15 metres to 20.2 metres.*

These relaxations are reasonable with this form of development in the Town Centre. The Building Department has also noted over height retaining walls on the site plan that will require Council approval for the variance. The requested variances to the RM-2 (Medium Density Apartment Residential District) Zone and will be the subject of a future Council report.

vi) Development Permits:

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

vii) 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 21, 2018 (see Appendix E and F)

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

> *That the following concerns for File No. 2017-572-DP be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:*
>
> *Landscape Comments:*
> 1. *Utilize courtyard to create a central plaza and gathering node that incorporates public art and seating into that space;*
> 2. *Provide a paver material change to highlight public entrances to both buildings;*
> 3. *Add a screen or landscape buffer beside the North-West corner unit of Phase 2;*
> 4. *Consider adding program elements, such as benches and lighting, to the South-West exit walkway to reduce safety concerns. Maintain sightlines from perimeter units;*
> 5. *Provide hardscape legend and details for landscape elements with the submission;*
> 6. *Reflect details as required of storm water management elements within landscape plans;*
> 7. *Provide irrigation plan for all softscaping;*
> 8. *Add trellis or similar shelter over BBQ area in the rooftop amenity space;*
> 9. *Confirm space requirements for talk tube installation on roof;*
> 10. *Add garbage and recycling receptacles and hose bib to rooftop amenity space;*
> 11. *Provide wall texturing and other landscape treatment to buffer wall from the view of the neighbours to the South;*
> 12. *Provide lighting on rooftop amenity space;*
> 13. *Consider adding gas fireplaces to rooftop amenity space;*
>
> *Architectural Comments:*
> 1. *Enlarge entrance lobby and enhance the entrance experience;*
> 2. *Differentiate between the entrance and the rest of the lobby with a similar canopy treatment as Phase 1;*
> 3. *Provide project identification and address location at entrance;*
> 4. *Evaluate window height and bedroom placement beside North walkway.*

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

viii) <u>Development Information Meeting</u>:

A Development Information Meeting was held at ACT Arts Centre– Second Floor Conference Room at 11944 Haney Place, on April 1, 2019. Approximately 7 people from the community attended. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

"The majority of questions from the residents were related to:

a) Building access; and
b) Capacity of civil infrastructure.

The following is a list of enquiries from the neighbours:

In general, the reaction to the proposal was very positive (no written comments and concerns). A number of residents commented on the proposed positive use of this land and appreciated the proposed design and layout."

5) Traffic Impact:

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

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department requirements include submission of funds to be held in trust for upgrades to Fraser Street for its completion to a collector standard. Upgrades to the water system, demonstration of sanitary sewer capacity, and possible upgrades to the storm sewer will be required.

ii) Parks & Leisure Services Department:

Parks staff have reviewed the proposal and do not have any specific comments with respect to this application.

iii) Fire Department:

The Fire Department had no specific comments except that more comments will be provided when building plans have been submitted and reviewed.

7) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on October 15, 2018 and the following response was received.

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

Eric Langton Elementary has an operating capacity of 418 students. For the 2018-19 school year the student enrolment at Eric Langton Elementary is 440 students (105% utilization) including 306 students from out of catchment."

Thomas Haney Secondary School has an operating capacity of 1200 students. For 2018-2019 school year the student enrolment at Thomas Haney Secondary School is 1113 students (93% utilization) including 672 students from out of catchment."

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, from Ground Oriented Multi-Family to

Low Rise Apartment, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

The proposed development will be a positive addition to this area of the Town Centre; therefore, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7550-2019, that second reading be given to Zone Amending Bylaw No. 7422-2018, and that application 2017-572-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP**
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

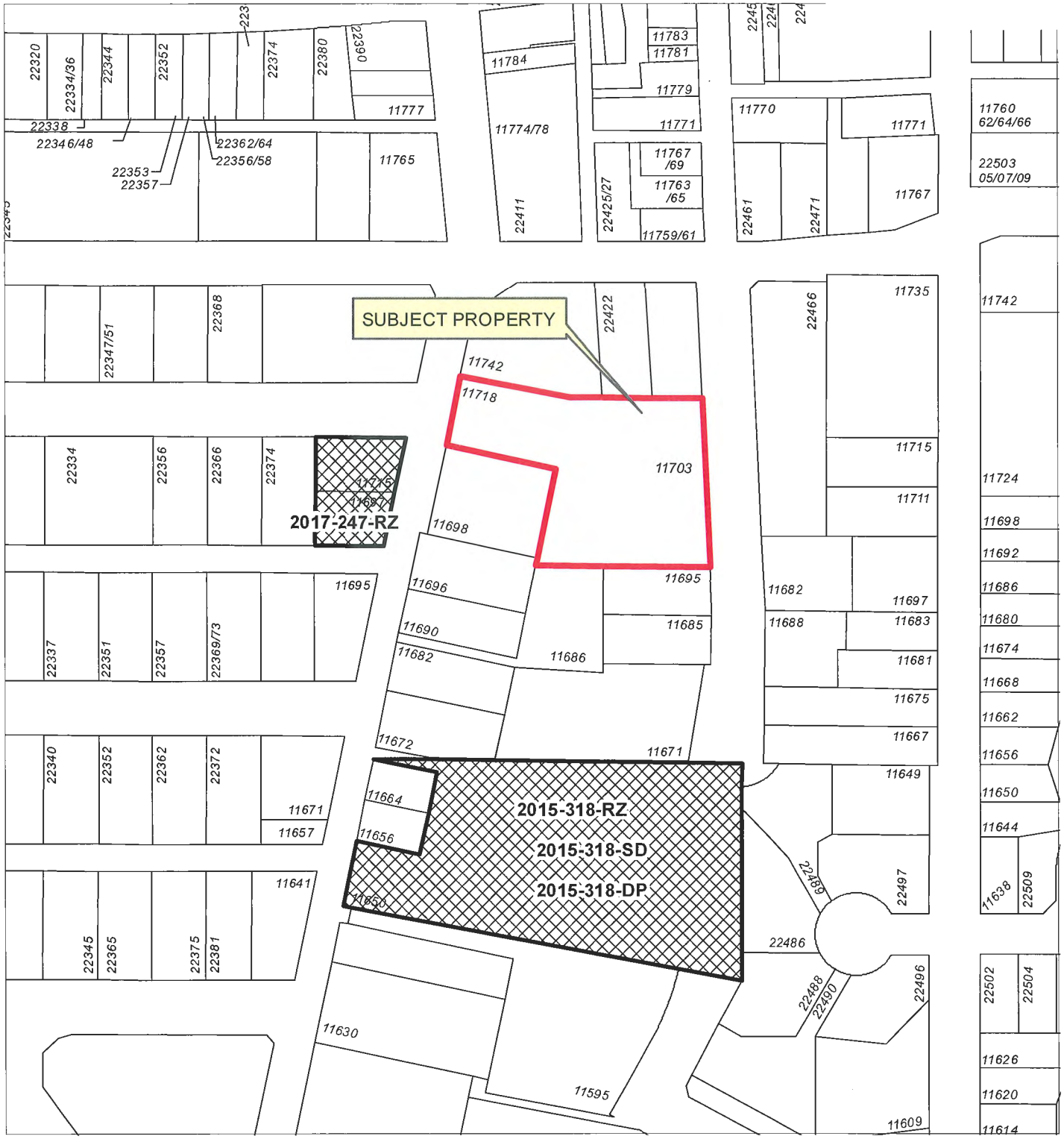
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7550-2019
Appendix D – Zone Amending Bylaw No. 7422-2018
Appendix E – Site Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan

APPENDIX A



N

Scale: 1:2,000

Legend

Active Applications (RZ/SD/DP/VP)

11703 FRASER STREET
11718 224 STREET

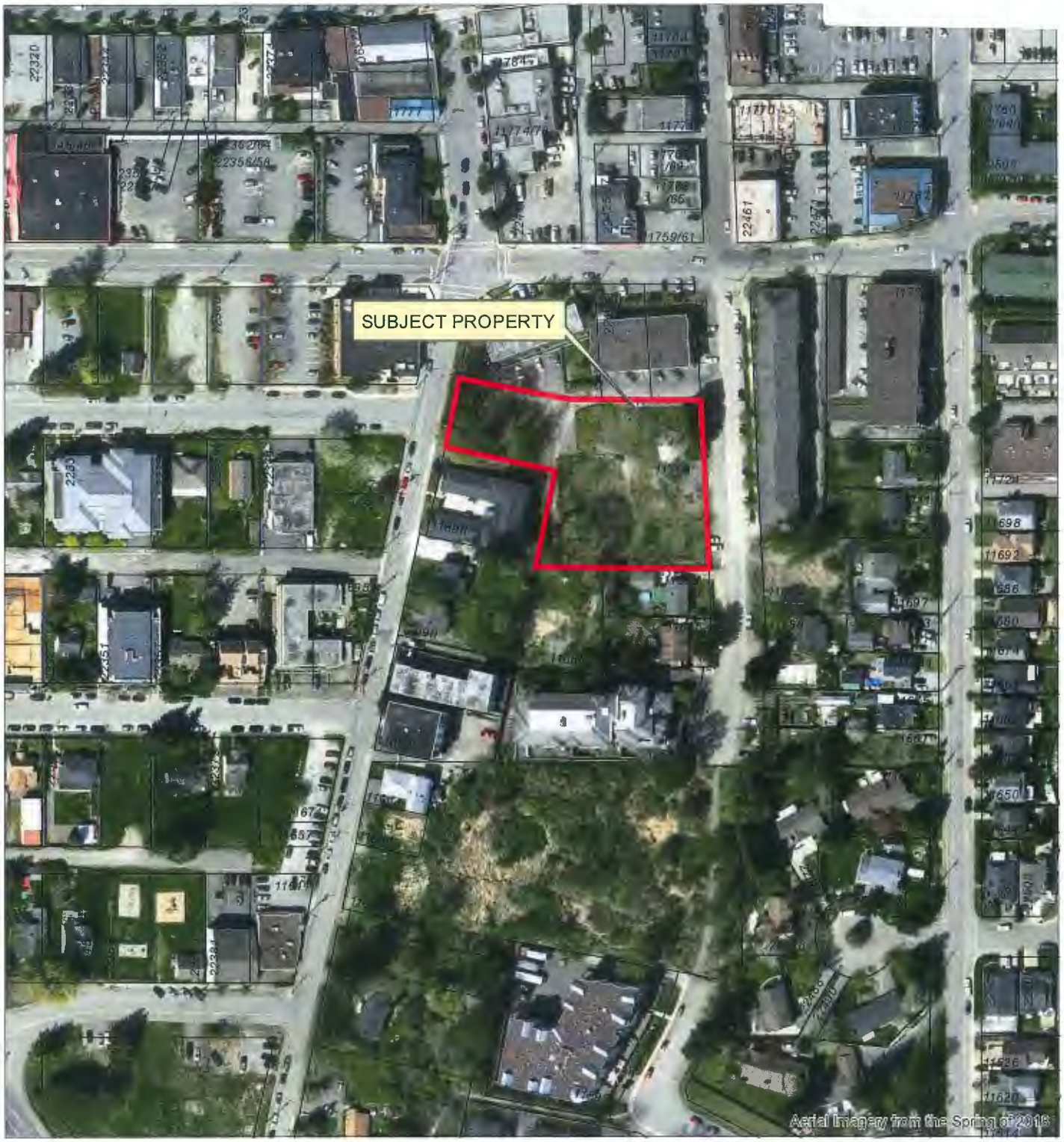
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2017-572-RZ
DATE: Apr 30, 2019

BY: DT

APPENDIX B



N

Scale: 1:2,000

11703 FRASER STREET
11718 224 STREET

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-572-RZ
DATE: Apr 30, 2019 BY: DT

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7550 - 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 Schedule "B" 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. 7550 - 2019."

2. Schedule "A" of Town Centre Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

   Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898

   and outlined in heavy black line on Map No. 1003, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the day of , 20

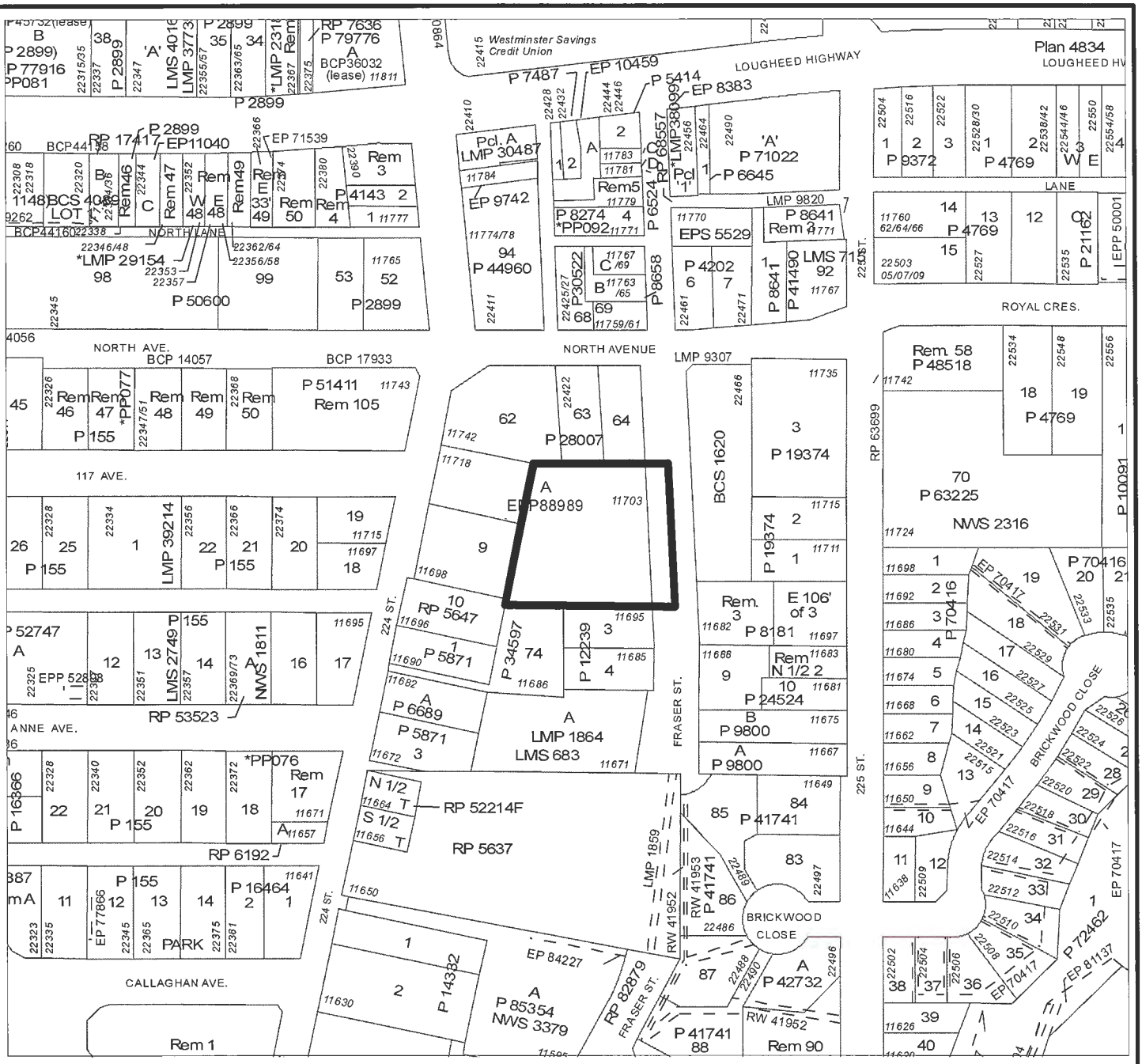
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE OFFICAL COMMUNITY PLAN AMENDING

Bylaw No. 7550-2019

Map No. 1003

Purpose: To Amend Schedule 1 of the Town Centre Area Plan

From: Ground-Oriented Multi-Family

To: Low-Rise Apartment

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

APPENDIX D

CITY OF MAPLE RIDGE
BYLAW NO. 7422-2018

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. That the "Maple Ridge Zone Amending Bylaw No. 7422-2018" be amended by removing and replacing the legal descriptions of all properties in Strata Lots 1 through 20 District Lot 398 Group 1 NWD Strata Plan NW8 to reflect their post-consolidation legal descriptions.

2. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7422-2018.

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

   Lot A District Lot 398 Group 1 New Westminster District Plan EPP8898

   and outlined in heavy black line on Map No.1745 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 30th day of January, 2018.

READ a second time the day of , 20

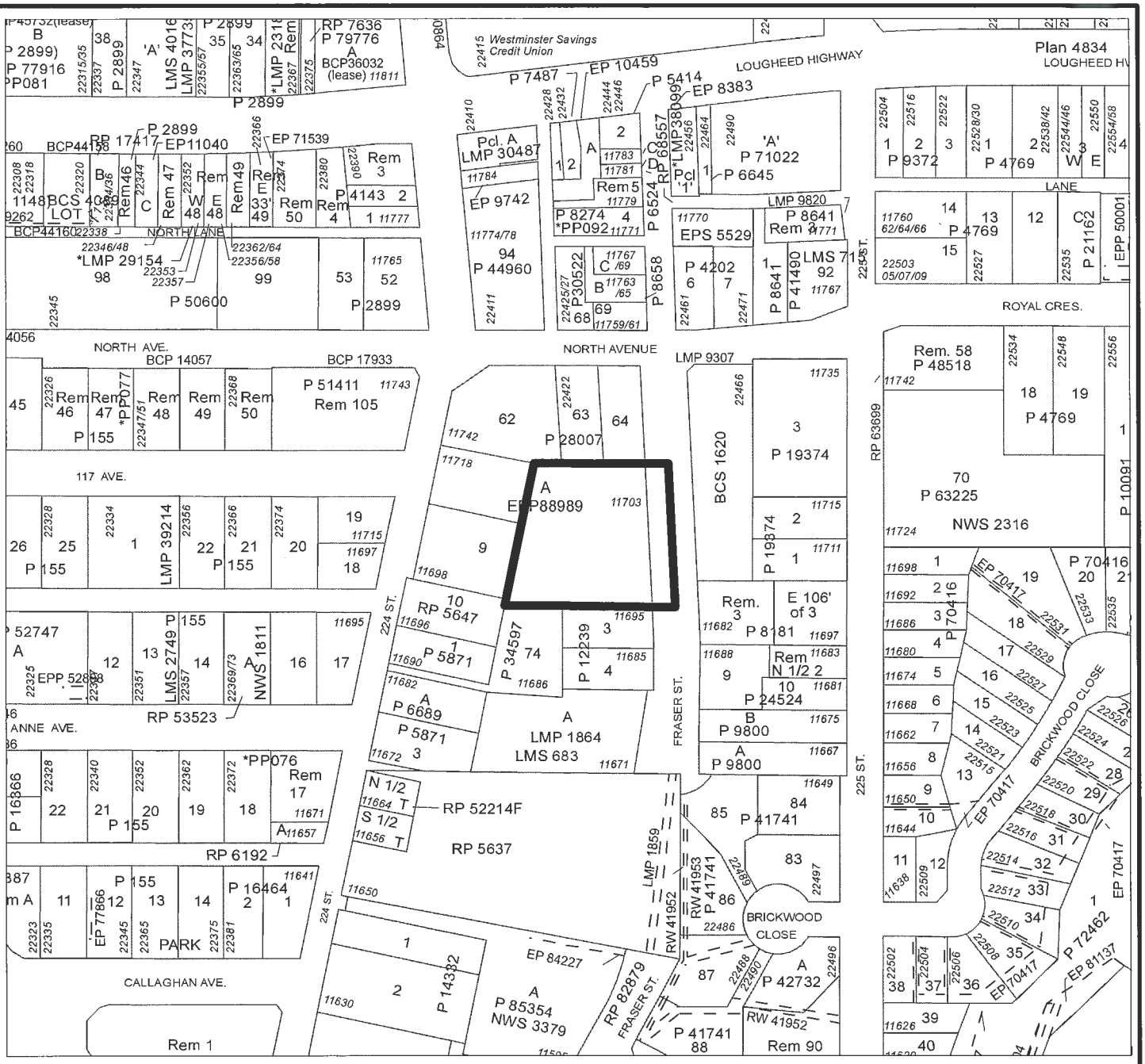
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7422-2018

Map No. 1745

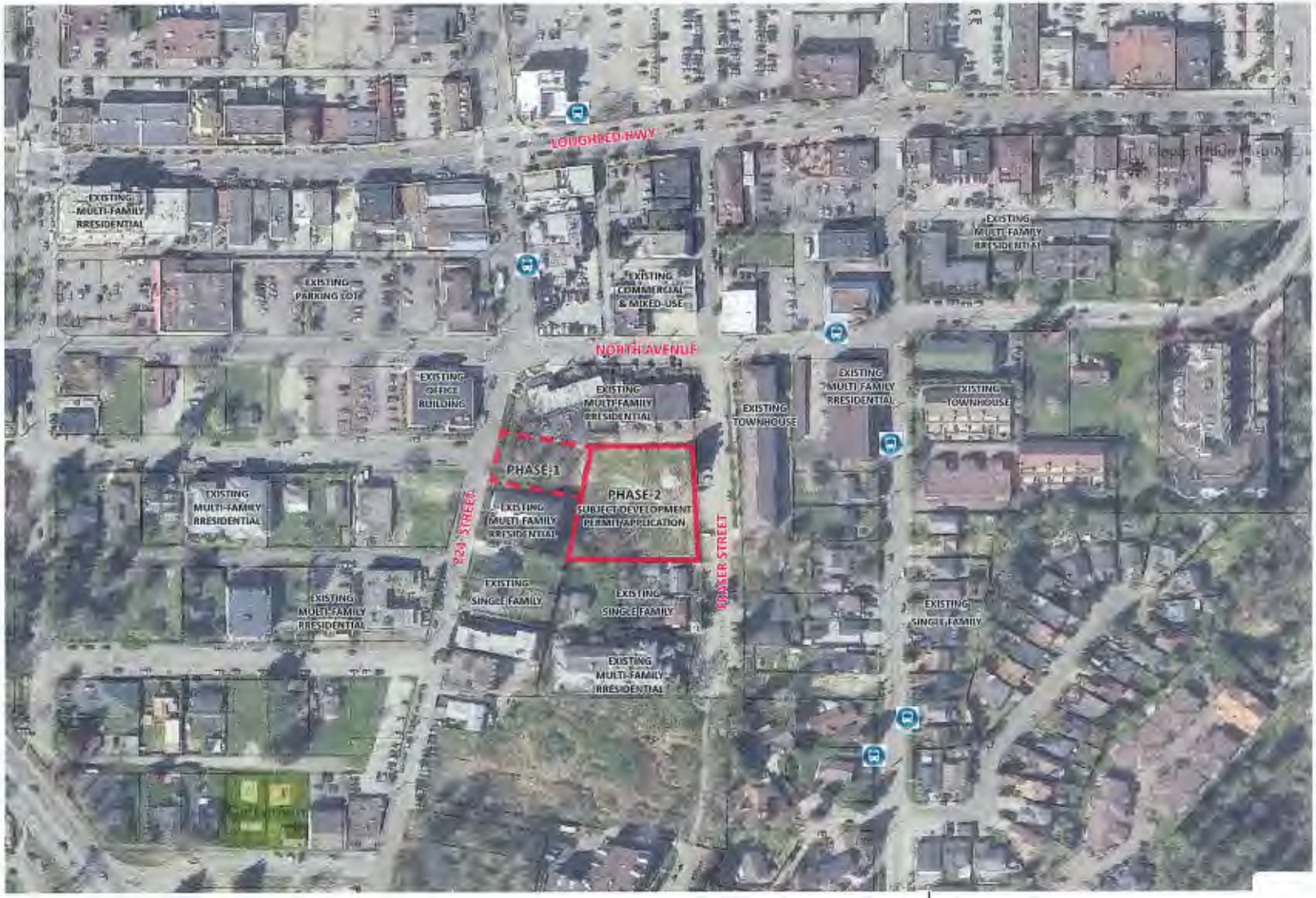
From: RM-1 (Townhouse Residential)

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



NORTH

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

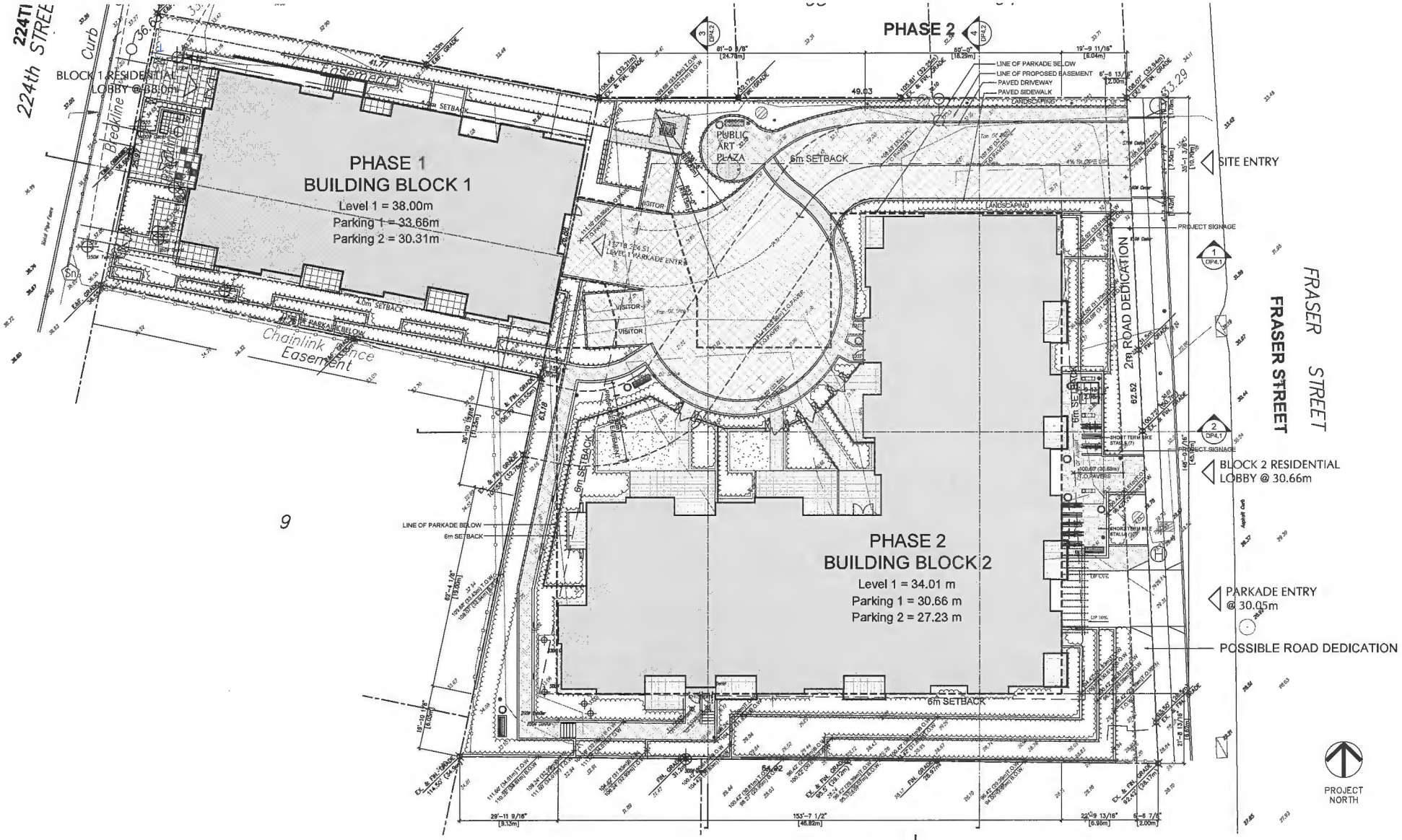
ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 29, 2018

DP 0.1

CONTEXT/AERIAL SITE PLAN

APPENDIX E



Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2019

DP 1.1

SITE PLAN

SCALE: 1:150

PROJECT TEAM DIRECTORY

OWNER: ATTERRA DEVELOPMENT INC.

ARCHITECT: ATELIER PACIFIC ARCHITECTURE INC.

LANDSCAPE CONSULTANT: PMG LANDSCAPE ARCHITECTS.

CIVIL CONSULTANT: R.F. BINNIE & ASSOCIATES LTD.

GEOTECHNICAL CONSULTANT: GEOPACIFIC CONSULTANTS

SURVEYOR: TERRA PACIFIC LAND SURVEYING LTD.

ARBORIST: GIVE AND TAKE TREE SERVICE

ARCHITECTURAL DRAWING LIST

DP 0.1	CONTEXT/AERIAL SITE PLAN
DP 0.2a	DESIGN RATIONALE, CONTEXT/SITE PHOTOGRAPHS
DP 0.2b	DESIGN RATIONALE, CONTEXT/SITE PHOTOGRAPHS
DP 0.2c	ARCHITECTURAL AESTHETICS
DP 0.3	SHADOW ANALYSIS
DP 0.4	PROJECT DATA
DP 1.1	SITE PLAN SHOWING PHASE-1&2
DP 2.1	FLOOR PLAN - PARKING LEVEL P2
DP 2.2	FLOOR PLAN - PARKING LEVEL P1
DP 2.3	FLOOR PLAN - LEVEL 1
DP 2.4	FLOOR PLAN - LEVEL 2-4
DP 2.5	FLOOR PLAN - LEVEL 5
DP 2.6	ROOF PLAN
DP 2.7	FLOOR PLAN - ADAPTABLE UNIT
DP 3.1	ELEVATION - EAST & NORTH
DP 3.2	ELEVATION - WEST & SOUTH
DP 4.1	SECTIONS
DP 4.2	SECTIONS
DP 5.1	STREETSCAPE
DP 5.2	COLORED ELEVATIONS, COLOR/MATERIAL LEGEND
DP 5.3	COLORED ELEVATIONS, COLOR/MATERIAL LEGEND
DP 5.4	PERSPECTIVE RENDERING
DP 5.5	PERSPECTIVE RENDERING

DEVELOPMENT PERMIT SUBMISSION REVISION

Date: JANUARY, 2019

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 29, 2018

PREPARED BY: atelier pacific architecture inc.

DP 0.0

COVER PAGE

STREETSCAPE - FRASER STREET

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 29, 2018

DP 5

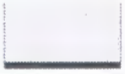
STREETSC

APPENDIX F

FRASER STREET (EAST) COLOUR ELEVATION

FASCIA BOARD
METAL RAILING
(CHARCOAL / BLOCK)

CULTURED STONE
BITTERROOT
MOUNTAIN LEDGE



FIBER CEMENT PANEL
(WHITE)

FIBER CEMENT PANEL
(GRAY)

FIBER CEMENT SIDING
(WOODTONE)

WOODTONE ALUMINUM
RAILING WITH TEMPERED
GLASS PANEL

ALLEN BLOCK
(GREY)

MANUFACTURED
THIN STONE VENEER
(PEARL WHITE)

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

ATELIER PACIFIC ARCHITECTURE INC.

AUGUST 29, 2018

DP 5.2

COLOUR
ELEVATIONS &
MATERIALS

VIEW FROM FRASER STREET SOUTH EAST

Proposed Residential Development (Phase-2)

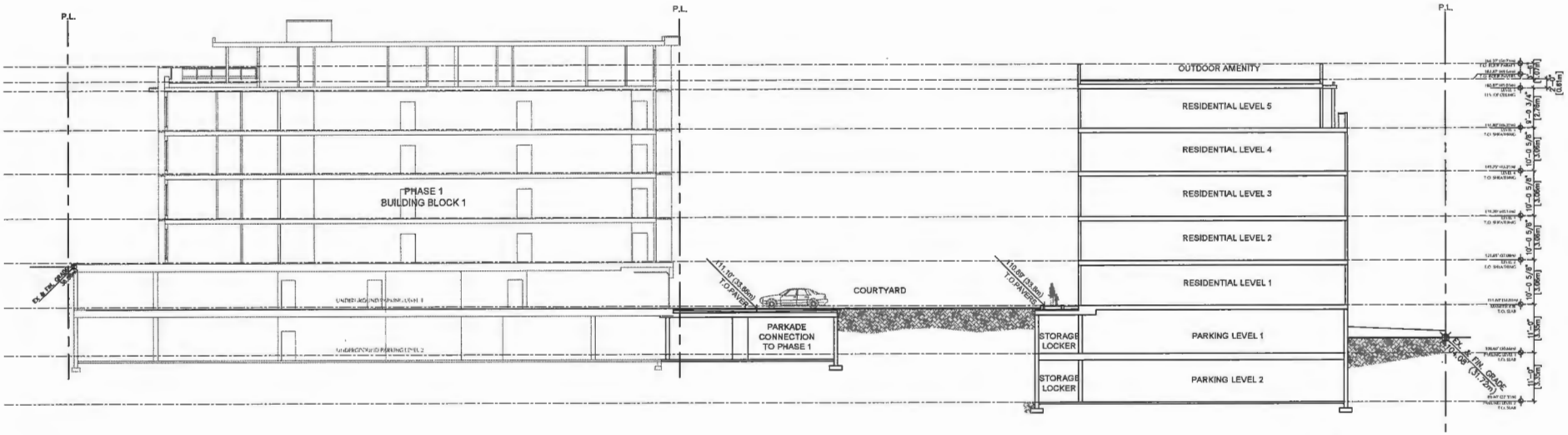
11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.
ATELIER PACIFIC ARCHITECTURE INC.

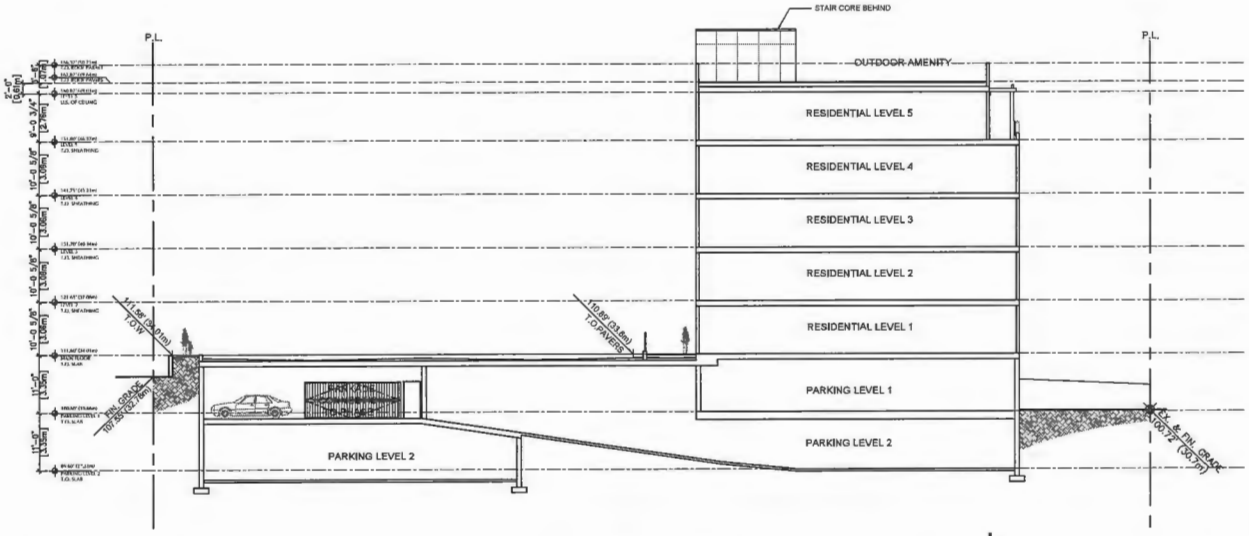
AUGUST 29, 2018

DP 5.4

PERSPECTIVE RENDERING



SECTION 1



SECTION 2

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

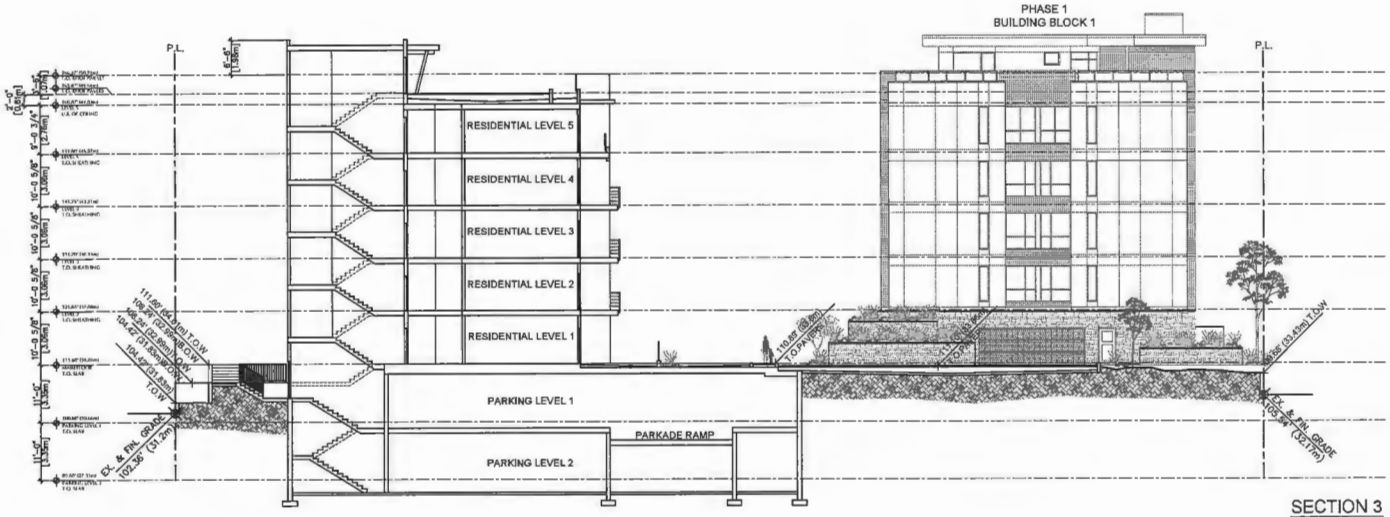
ATELIER PACIFIC ARCHITECTURE INC.

January 02, 2019

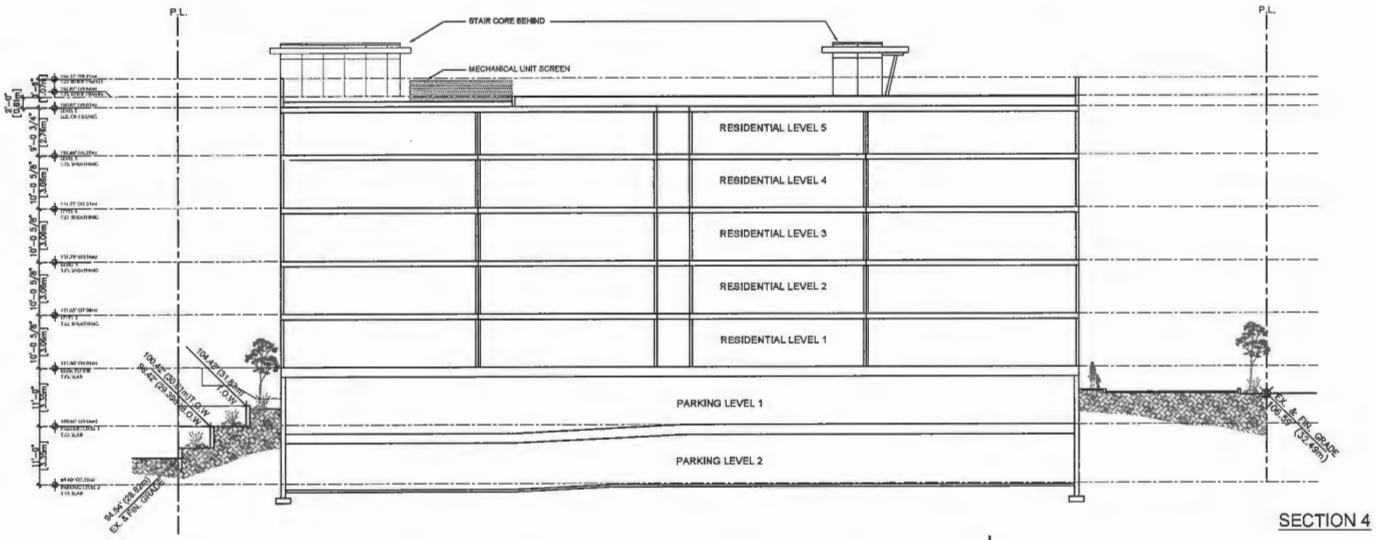
DP 4.1

SECTIONS

SCALE: 3/32" = 1'-0"



SECTION 3



SECTION 4

Proposed Residential Development (Phase-2)

11731 FRASER STREET, MAPLE RIDGE, B.C.

ATTERRA DEVELOPMENT INC.

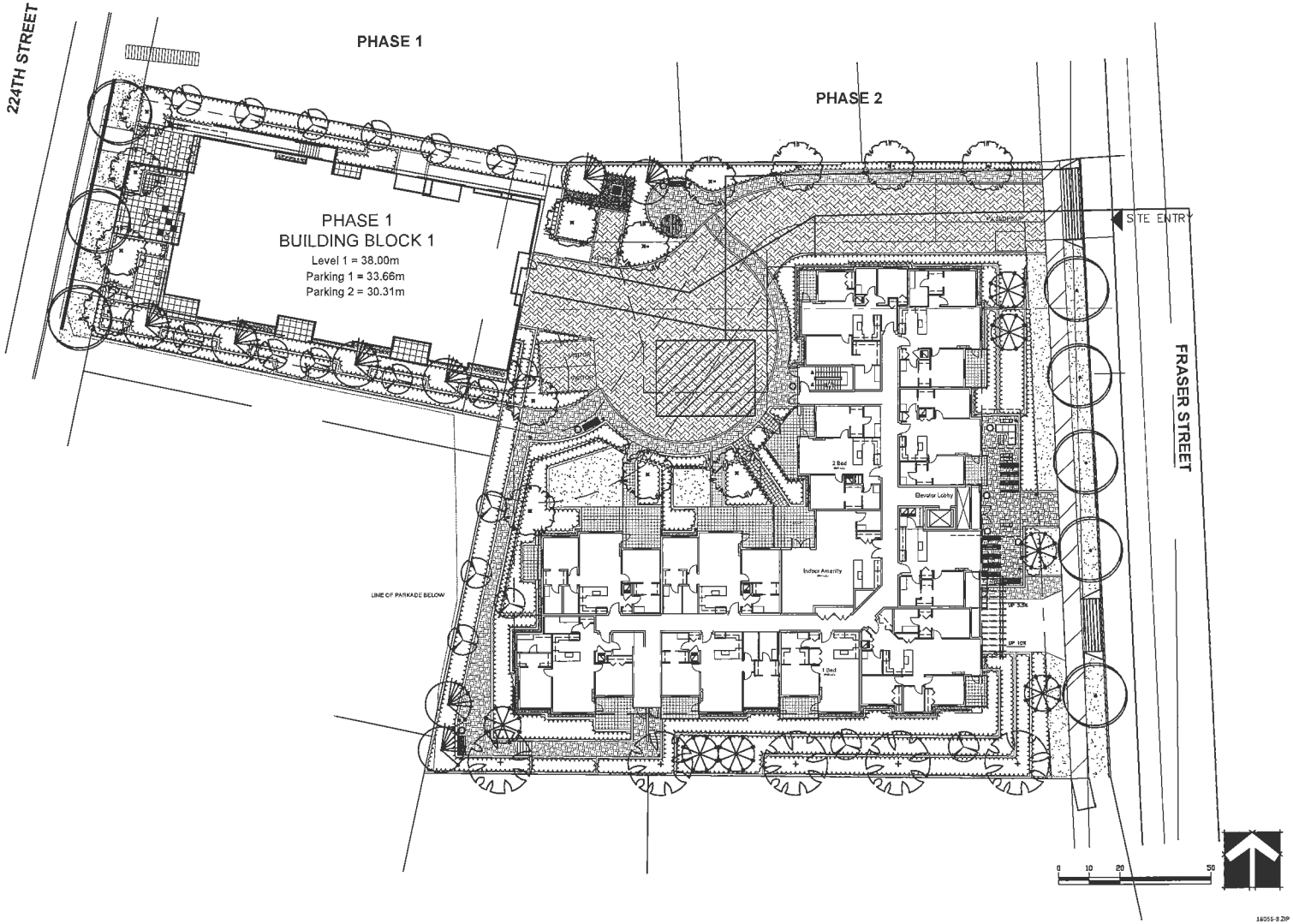
ATELIER PACIFIC ARCHITECTURE INC.

JANUARY 09, 2018

DP 4.2

SECTIONS

SCALE: 3/32"=1'-0"



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

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p 604 294-0011 : f 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	19.JAN.11	REVISE PER COMMENTS	DG
4	19.JAN.07	REVISE PER NEW SITE PLAN, ADP COMMENTS	RK
3	18.AUG.29	REVISE PER NEW SITE PLAN	KK
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DG
1	18.JUN.21	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

RESIDENTIAL DEV.

11718 224TH ST.
MAPLE RIDGE, B.C.

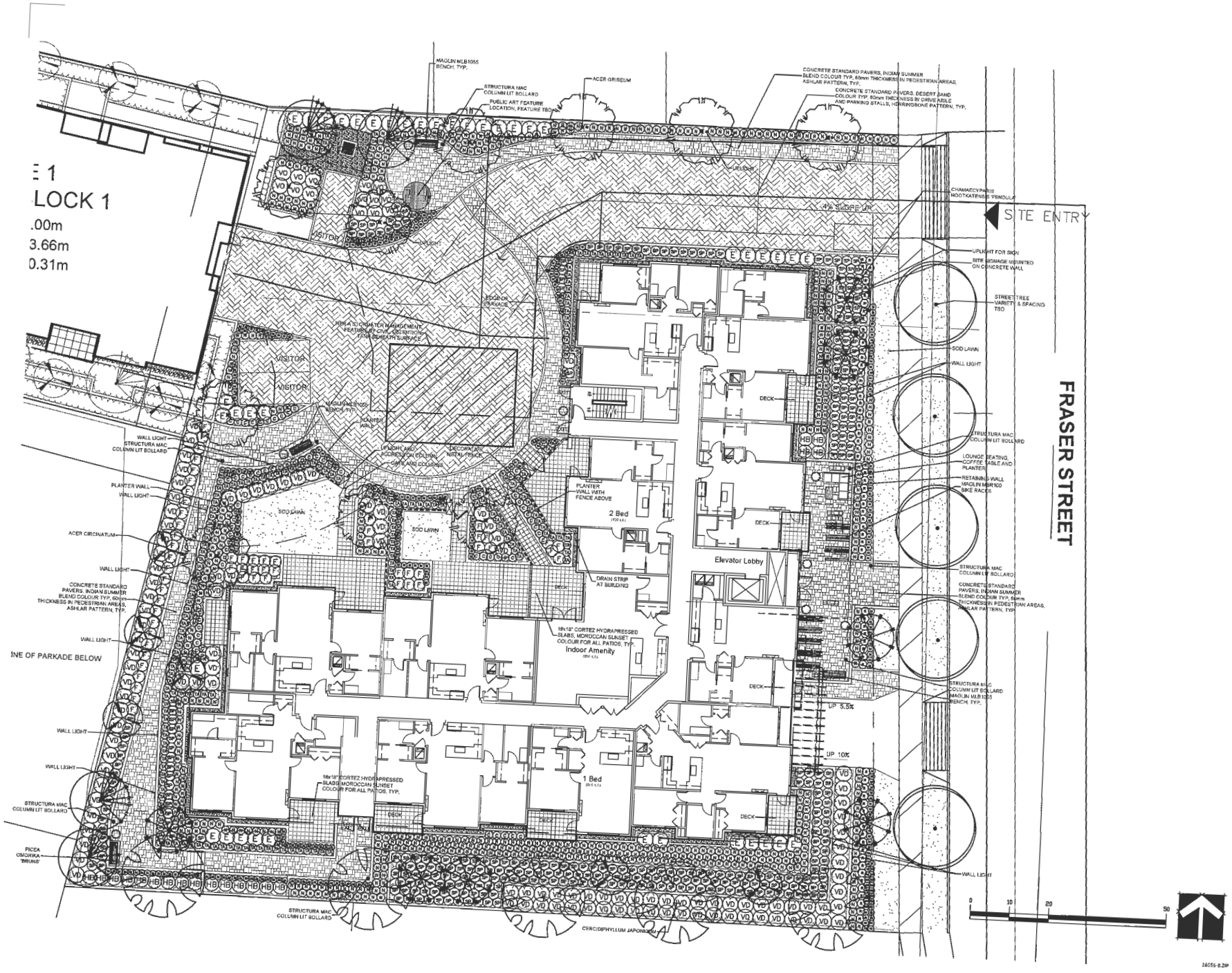
DRAWING TITLE:

LANDSCAPE KEY PLAN

DATE:	18.MAR.20
SCALE:	1/16"=1'-0"
DRAWN:	MM
DESIGN:	MM
CHKD:	MCY

PMG PROJECT NUMBER:

APPENDIX G



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

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p. 604 294-0011 : f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	19.MAR.22	REVISE PER COMMENTS	RK
4	18.MAR.22	REVISE PER NEW SITE PLAN, ADP COMMENTS	RK
3	18.MAR.19	REVISE PER NEW SITE PLAN	RK
2	18.JUL.18	NEW SITE PLAN / COMMENTS	BD
1	18.JUL.13	ADP SUBMISSION	MCY

CLIENT:

PROJECT:

RESIDENTIAL DEV.

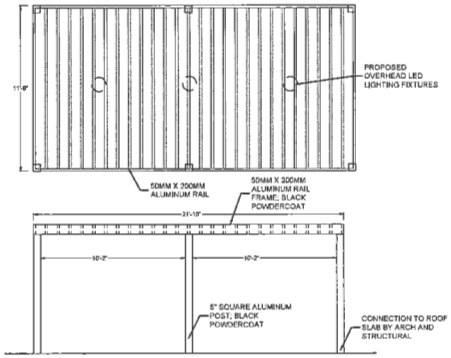
11718 224TH ST.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN PH. 2 - GROUND FLOOR

DATE:	18.MAR.20	DRAWING NUMBER:	**L1**
SCALE:	1"=10'-0"		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		OF 5

PMG PROJECT NUMBER: 18-056



1 L2 ALUMINUM TRELLIS - BBQ AREA
1/4"= 1'-0"

PLANT SCHEDULE PHASE 3 GROUND FLOOR

PMG PROJECT NUMBER: 18-056

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	1	ACER CIRCINATUM	VINE MAPLE	2.5M HT, BEB 3 STEM CLUMP
	10	ACER GRISEUM	PAPERBARK MAPLE	60M CAL, 1.5M STD, B&B
	7	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	60M CAL, 1.5M STD, B&B
	7	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT, B&B
	4	PICEA GLAUCA 'BIRDY'	BIRDY'S DWARF SPRUCE	2.5M HT, B&B
	1	STYRAX TREE	-	-
SHRUBS				
	42	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED EUONYMUS BUSH	#3 POT, 60CM
	19	HYDRANGEA MACROPHYLLA 'PINK'	DWARF BIGLEAF HYDRANGEA, PINK	#3 POT, 40CM
	53	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO	#3 POT, 60CM
	131	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA, PINK	#3 POT, 40CM
	141	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3.0M B&B
	14	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT, 40CM
	185	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
GRASSES				
	89	CAREX PE DANCE	FROSTED SEDGE	#1 POT
	242	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIALS				
	71	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	BLACKEYED SUSAN, YELLOW	15CM POT
GROUNDCOVER				
	58	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED IN PER CALIPER STANDARD. SOME PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW UNLIKELY PLANT MATERIAL AVAILABILITY FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * ABSENCE OF SEARCH TO INCLUDE LOCAL NURSERIES AND AUTHORITY VALUES. * SUBSTITUTIONS - OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND SUBSTITUTING. NO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BARE-BUILDING NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TO COMPLY WITH THE 3 TIER STORM WATER MANAGEMENT, ALL LANDSCAPE AREAS MUST HAVE A MINIMUM OF 200MM OF ABSORBENT SOIL. FOR THIS DEVELOPMENT AS ALL THE LANDSCAPE BEDS WILL HAVE A MINIMUM OF 600 - 900MM OF ABSORBENT SOIL TO CAPTURE RAINFALL, A STORMWATER DETENTION TANK IS ALSO PROPOSED BENEATH THE DRIVE AISLE. SEE THE CIVIL/STRUCTURAL/MECHANICAL DRAWINGS FOR FURTHER DETAIL.

IRRIGATION TO BE A HIGH EFFICIENCY SYSTEM DESIGNED AND BUILT BY A QUALIFIED CONTRACTOR.

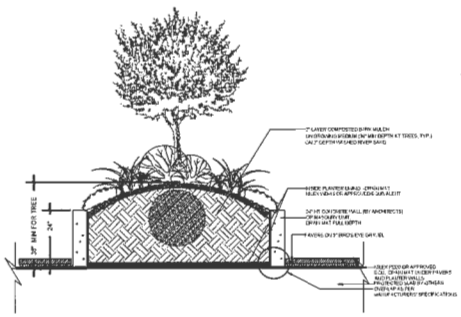
PLANT SCHEDULE PHASE 2 UPPER FLOOR

PMG PROJECT NUMBER: 18-056

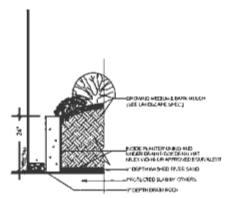
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	2	ACER GRISEUM	PAPERBARK MAPLE	60M CAL, 1.5M STD, B&B
	4	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	50M CAL, B&B
	2	STYRAX OBASSIA	FRAGRANT SNOWBELL	3.5M B&B
SHRUBS				
	39	CORNUS CANADENSIS 'MONARTO FIRE'	MONARTO FIRE DOGWOOD	#3 POT, 80CM
	2*	NANDINA DOMESTICA 'NCNAN01'	HEAVENLY BAMBOO	#3 POT, 60CM
	45	RHODODENDRON 'ELISABETH'	RHODODENDRON RED	#3 POT, 30CM
	14	VACCINIUM OVATUM SLIM BLUE DROP	BLUEBERRY	#3 POT, 50CM
GRASSES				
	84	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
	24	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT HARDY GRASS	#1 POT
PERENNIALS				
	75	LAVENDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER COMPACT VARIETY	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED IN PER CALIPER STANDARD. SOME PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW UNLIKELY PLANT MATERIAL AVAILABILITY FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * ABSENCE OF SEARCH TO INCLUDE LOCAL NURSERIES AND AUTHORITY VALUES. * SUBSTITUTIONS - OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND SUBSTITUTING. NO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BARE-BUILDING NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

IRRIGATION TO BE A HIGH EFFICIENCY SYSTEM DESIGNED AND BUILT BY A QUALIFIED CONTRACTOR.

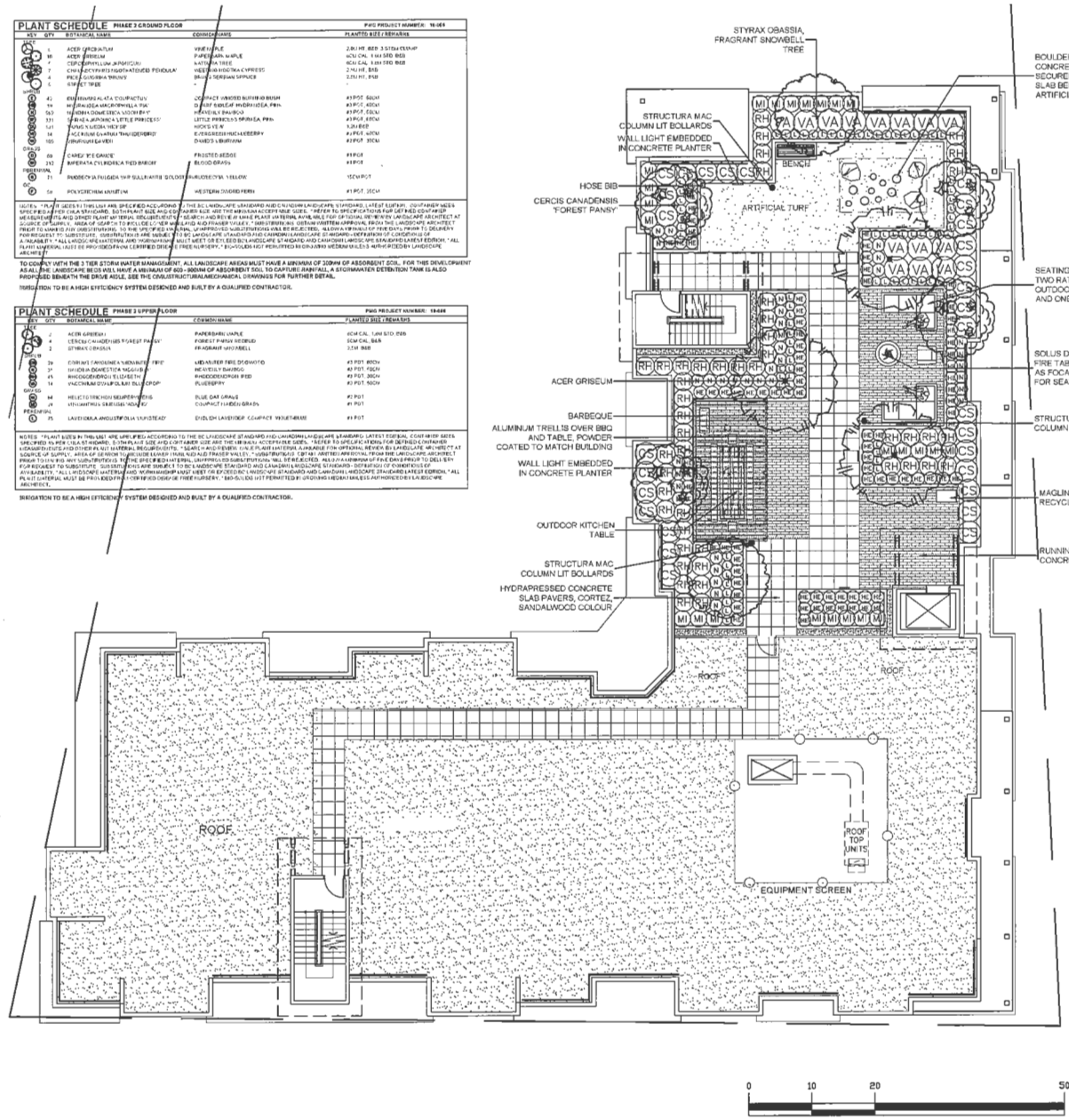


2 L2 LANDSCAPE ON SLAB
1/2" = 1'-0"



3 L2 DRAIN STRIP ON SLAB
1/2" = 1'-0"

4 L2 HYDRAPRESSED SLABS ON SLAB
1/2" = 1'-0"



18056-3.DWG

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

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
5	19.JAN.21	REVISE PER COMMENTS	RE
4	19.JAN.07	REVISE PER NEW SITE PLAN, ASP COMMENTS	RE
3	18.AUG.29	REVISE PER NEW SITE PLAN	RE
2	18.JUL.31	NEW SITE PLAN / COMMENTS	DO
1	18.JUN.21	ARP SUBMISSION	MCY

CLIENT:

PROJECT:

RESIDENTIAL DEV.

11718 224TH ST.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE PLAN
PH 2 - ROOF

DATE:	18.MAR.20	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	**L2**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 5

PMG PROJECT NUMBER: 18-056

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2016-031-RZ
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7228-2016
13227 236 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13227 236 Street, from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of 17 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7228-2016 on April 12, 2016.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $4,100.00 per townhouse dwelling unit for an estimated amount of $69,700.00.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7228-2016 be given second reading, and be forwarded to Public Hearing;**

2) **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) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**

   iii) **Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (steep slopes) on the subject property;**

   iv) **Registration of a Statutory Right-of-Way plan and agreement for Storm Sewer;**

   v) **Registration of a Restrictive Covenant for Stormwater Management;**

   vi) **Registration of a Restrictive Covenant for protecting Visitor Parking;**

   vii) **Registration of a Restrictive Covenant for Tree Protection;**

   viii) **Removal of existing buildings;**

ix) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**

x) **That a voluntary contribution, in the amount of $69,700.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) Background Context:

Applicant:	Florwest Homes
Legal Description:	Lot 35 Section 28 Township 12 New Westminster District Plan 37422
OCP:	
Existing:	Medium/High Density Residential
Proposed:	Medium/High Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential and Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.4 ha (1 acre)
Access:	236 Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is approximately 0.4 ha (1 acre) in area, and is bound by both single family lots to the west, south and east and multi-family to the north. There is currently a single family home located on the subject property that will be removed as a condition of final reading. The subject property slopes towards the south-west corner, with the steepest portion located along the western property boundary. There are trees located around the perimeter of the site (see Appendix B).

The applicant proposes to rezone the subject property to permit future construction of approximately 17 townhouse units (see Appendix D). The townhouses will be accessed via a private strata road, with an outdoor amenity space proposed in the north-west corner, consisting of a play structure and naturalized elements. Four of the units are proposed to front along 236 Street which will create an attractive pedestrian realm. All of the units are proposed to have double car garages.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Silver Valley Area Plan, just outside the River Village. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential,* which allows both single family and multi-family housing forms. Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 17 units per 0.4 hectares, is approximately 39 units per hectare, and therefore complies with the *Medium/High Density Residential* designation within the Silver Valley Area Plan.

Design features of the Silver Valley Area Plan include concentrating higher density residential development into the Hamlets and the River Village. These areas were planned to be within walking distance of commercial uses. Residential densities outside of these core areas were reduced overall, through clustering or retention of larger lots, to retain significant natural amenities and protect view corridors. The subject property is situated on the peripheries of River Village, but maintains the higher density found within the River Village. As per the 'Design Guidelines for Residential Developments' within the Silver Valley Area Plan, *"The form and character of townhousing developments should be compatible with neighbouring residential scale and should reflect the design variety of its context."* This application meets the policies set out within the Silver Valley Area Plan.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit the future development of approximately 17 townhouse units (see Appendix D).

The maximum allowable density of the RM-1 (Townhouse Residential) zone is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m^2 of habitable basement area per unit. This development is proposing a floor space ratio of 0.58, which complies with the allowable maximum density.

A preliminary review of the plans indicates that the proposal generally complies with the *Zoning Bylaw* and the *Subdivision and Development Services Bylaw*; however, variances will be requested, as discussed below.

iii) Proposed Variances:

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

1. To reduce the minimum front yard setback for Building 1 from 7.5m (25 ft.) to 4.5m (15 ft.) to the principal building face.

2. To reduce the minimum side yard setback for Building 1 from 7.5m (25 ft.) to 3.5 m (11.5 ft.) to the principal building; Building 2 from 7.5m (25 ft.) to 6.0m (20 ft.) to the principal building; and Building 3, 4 and 5 from 7.5m (25 ft.) to 6.0m (20 ft.) to the deck posts.

3. To increase the maximum building height for Buildings 1-5 from 11m (36 ft.) to 12m (39 ft.) at its highest point.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future Council report.

iv) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires two parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces, requiring 38 spaces in total. The applicant is providing a total of 34 residential parking spaces and four visitor parking spaces, for a total of 38 parking spaces. All units are proposed to have double-car garages.

v) Development Permits:

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

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

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

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

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 20, 2019 (see Appendix E and F).

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

Landscape Comments:

- Add a gateway element to ensure prominent entry to the site;
- Improve the design of the north-west amenity space. Consider using the grade change, more play equipment, natural play features or social gathering elements;
- Add an additional row of ground cover to improve layering on south property line;
- Relocate visitor stall adjacent to Unit 11 to a more functional location;
- Provide a wider variety of surfacing materials to differentiate driveways, pedestrian walkways, and unit / garage entrances to better define pedestrian usage;
- Add decorative paving to enhance drive aisle and provide a sense of arrival at the front entry;
- Introduce alternative treatments to reduce the expanse of asphalt at the three-way intersection;
- Add wayfinding signage, etc;
- Consider multiple bike rack locations;
- Ensure landscape plans are coordinated with architectural site plan; and
- Clarify tree retention possibilities in front of Unit 4.

Architectural Comments:

- Reduce the building step of Unit 4 if existing trees are not retained;
- Exposed elevations to the site entry at Building 1 and Building 2 should be articulated to provide a sense of place and arrival;
- Review and consider revisions to interior layouts including:
    - Building 3: proportion of ensuite to closet in level 3;
    - Building 1: consider increasing the width (square out the room) / relocate the closet to create better access to bedroom #3;
- Consider strengthening the singular roof overhang triangles;
- Add windows and lighting to interior facing elevations between buildings to address potential CPTED concerns, safety, and liveability conditions; and
- Encourage consistent colour continuity throughout the buildings, specifically for Building 1.

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

vii) Development Information Meeting:

A Development Information Meeting was held at 23461 Fern Crescent (Eagle Hall) on April 12, 2019. Four people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Lack of guest parking and concern that four guest stalls is not sufficient and may cause overflow parking onto 236 Street;
- Allow for larger driveway on northern units (Buildings 4 and 5) by setting them back (to allow for more parking on-site);
- Concern that neighbourhood is now dominated by on-street parking due to inadequate parking provided by multi-family developments, thereby changing the feel of the neighbourhood and creating visibility issues. Suggested that all new developments have two parking spaces per unit and on-street parking restricted.

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

- The criteria for guest parking is being met by the applicant with four stalls, where the RM-1 zone is required to provide 0.2 stalls per unit (multiplied by 17 for a total of 3.4 stalls and rounded up to 4).
- Allowing for larger driveway aprons for the northern lots would result in a significant reduction in rear yard size.
- The parking criteria requires that the RM-1 zone must provide two parking stalls per unit, plus, as mentioned above, 0.2 spaces for visitor parking, for a total of 38 parking stalls. The applicant is meeting this requirement for parking.

4) Environmental Implications:

An Environmental Assessment, Arborist Report and Geotechnical Report were provided as part of the development application. The north-eastern portion of the property is higher in elevation and slopes down towards the south-west. The western section of the subject property has steep slopes that will be put into covenant, where retaining walls will be used to mitigate those grade changes adjacent to the proposed buildings. Vegetation on the subject property consists of maintained grasses and ornamental plant species consistent with urban residential uses. There are some significant trees located on the subject property that will be retained through a tree protection covenant. Some invasive, non-native plant species were found throughout the subject property and will be removed as part of the Natural Features Development Permit (2017-133-DP), which will be the subject of a future report to the Director of Planning.

5) Interdepartmental Implications:

i) Engineering Department:

The proposed development will required upgrades to 236 Street to an urban collector road standard. These upgrades include, concrete sidewalk across the property frontage; ditch enclosure, with road runoff directed to City storm systems; curb and gutter; street lights and street trees; the storm sewer alignment requires a Statutory Right of Way to be obtained from the neighbouring property to the west; replacement of a portion of watermain fronting the subject property and new connections for water and sanitary.

ii) Building Department:

The Building Department reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be incorporated at the Building Permit stage.

6) School District No. 42 Comments:

A referral was sent to School District No. 42, and they provided the following information:

"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 680 students. For the 2017-18 school year the student enrolment at Yennadon Elementary was 580 students (91% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1,050 students. For the 2017-18 school year the student enrolment at Garibaldi Secondary School is 795 students (76% utilization) including 258 students from out of catchment."

7) Citizen/Customer Implications:

A Development Information Meeting was held on April 12, 2019. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7228-2016, and that application 2016-031-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
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

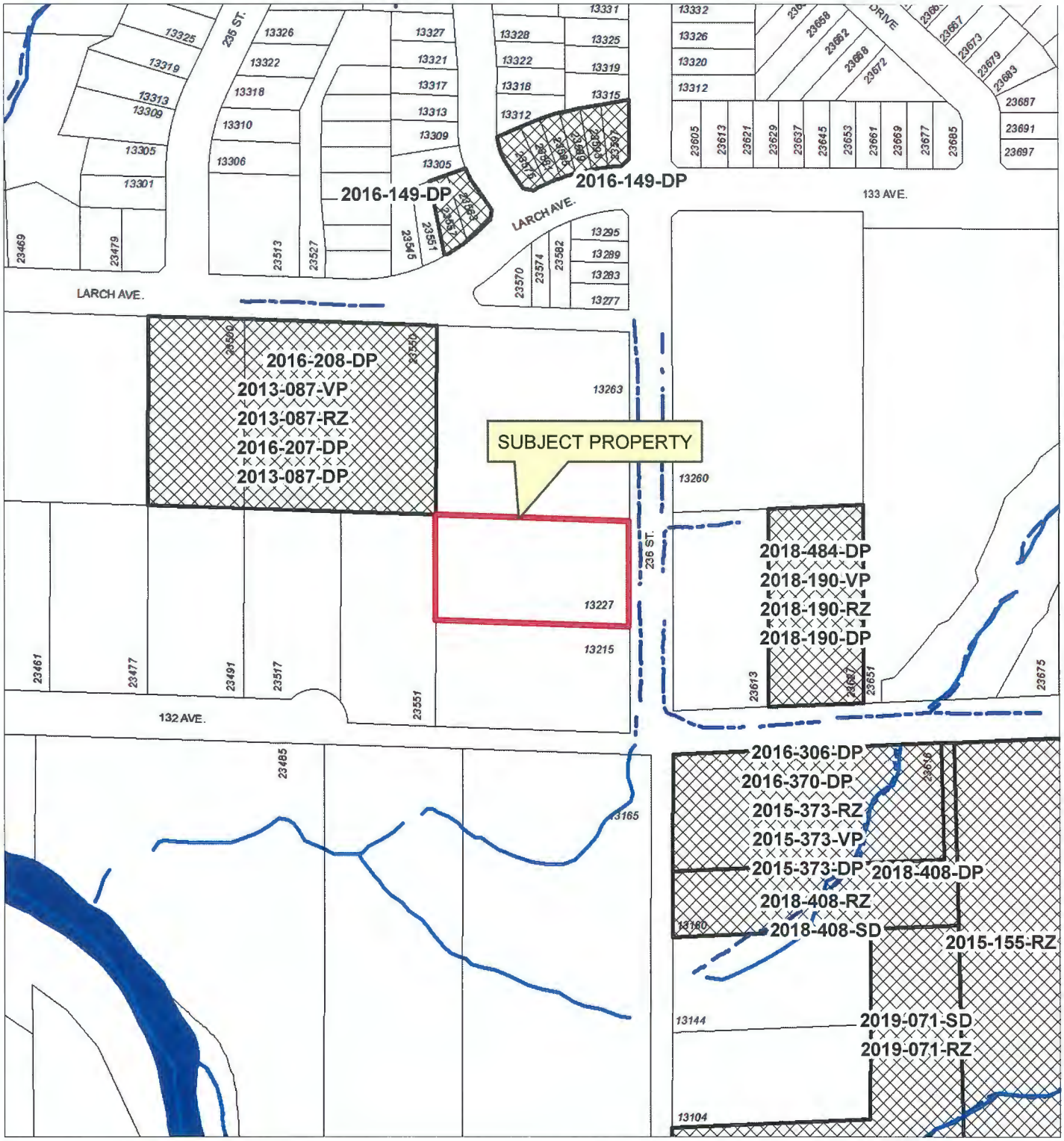
"Original signed by Kelly Swift"

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. 7228-2016
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – Renderings

APPENDIX A



N

Scale: 1:2,500

Legend

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

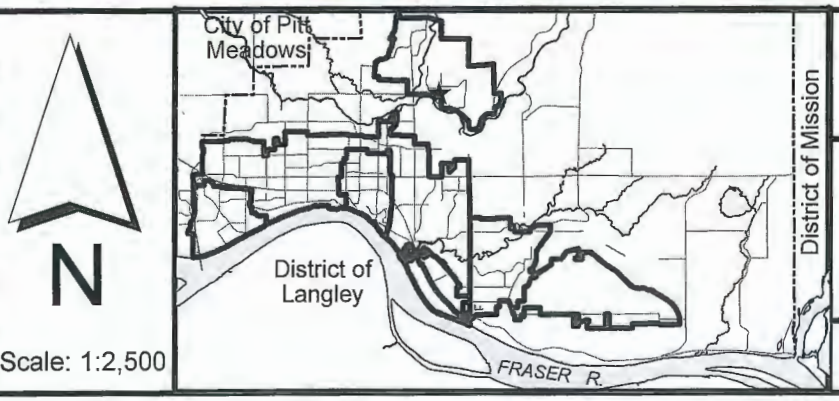
13227 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2016-031-RZ
DATE: Apr 26, 2019
BY: LP

APPENDIX B



Scale: 1:2,500

13227 236 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-031-RZ
DATE: Apr 26, 2019

BY: LP

APPENDIX C

CITY OF MAPLE RIDGE

BYLAW NO. 7228-2016

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. 7228-2016."

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

   Lot 35 Section 28 Township 12 New Westminster District Plan 37422

   and outlined in heavy black line on Map No. 1667 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse Residential).

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

READ a first time the 12th day of April, 2016.

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. 7228-2016
Map No. 1667
From: RS-2 (One Family Suburban Residential)

To: RM-1 (Towhouse Residential)

MAPLE RIDGE
British Columbia

Urban Area Boundary

N
1:2,500

TOPOGRAPHICAL PLAN OF LOT 35, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER DISTRICT, PLAN 37422

SCALE:1:250

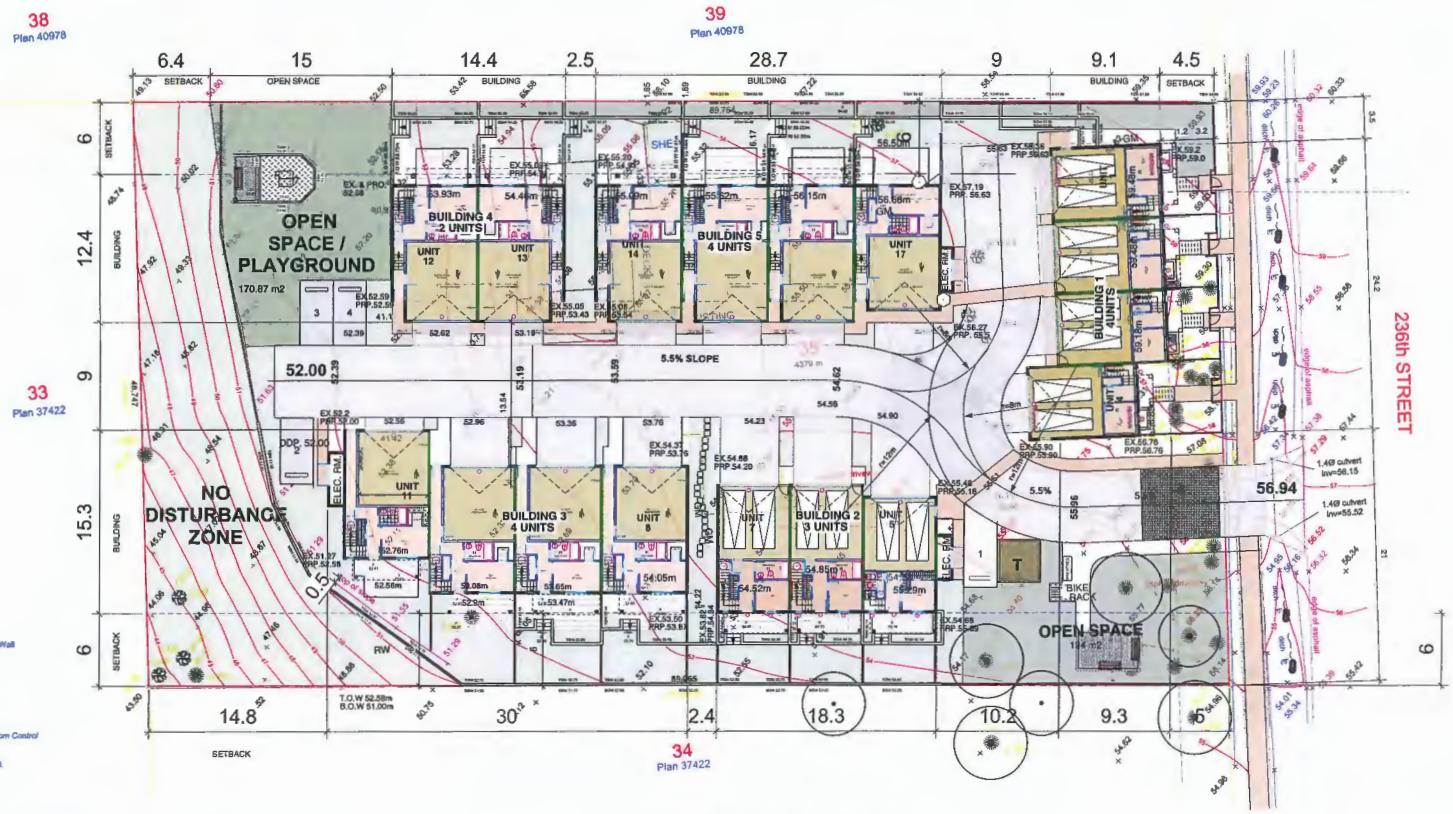
All distances are in metres

PARCEL IDENTIFIER 009-506-062
CIVIC ADDRESS 13227 236th Street
Maple Ridge, B.C.

Copyright Reserved

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No:	Date:	Revision Details:
01	2018.08.27	to planing comments



LEGEND

- Spot Elevation
- Elevation of Top of Wall
- Coniferous Tree
- Deciduous Tree

Elevations are Geodetic, shown in metres, derived from Control Monument 84H0080 Elevation = 14.705 metres Datum: CVD28GVRD. 2005.

Lot dimensions are based on Plan 37422.

Offsets shown are not to be used to define property lines. This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

CERTIFIED CORRECT
this 13th day of August, 2015.

W. PAPOVE B.C.L.S.

1 SITE PLAN
Scale: 1:200

LOT AREA: 4,379.0m2 - 1.08Acre
PROPOSED 17 UNITS
DENSITY : 16.63 UPA
PARKING 17 X2 = 34 PARKING STALLS
REGULAR 3
ACCESSIBLE 1
TOTAL 38 PARKING STALLS
PROPOSED FSR: 2547.72 m2 - 0.58%

CHARGES ON TITLE	
CHARGE NO.	NATURE
F65618	Statutory Building Scheme

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM , B.C. , V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-8509
FILE NUMBER : 6871A

W G ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
17 UNIT TOWNHOUSE PF
13227- 236 STRE
MAPLE RIDGE, B

Drawing Title:
SITE PLAN

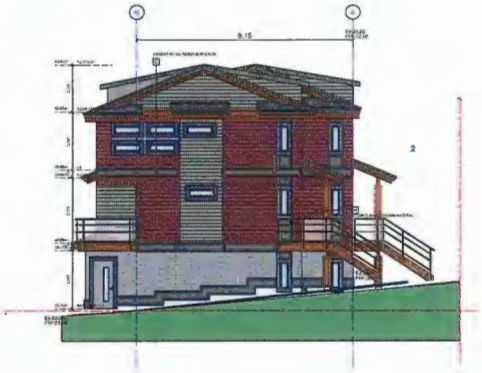
Date:
Project Number
Scale: 1/4" = 1' - 0"
Drawn By: MK
Approved By: WG
Sheet No. DP

APPENDIX D

2 EAST ELEVATION
Scale: 1:100

1 NORTH ELEVATION
Scale: 1:100

4 WEST ELEVATION
Scale: 1:100



3 SOUTH ELEVATION
Scale: 1:100

Copyright Reserved

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No:	Date:	Revision Details:
02	2016.03.24	Rev. To ADP comments

W G ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:

17 UNIT
TOWNHOUSE PROJECT
13227- 236 STREET
MAPLE RIDGE, B.C.

Drawing Title:

BUILDING 1 Elevations

Date:	Project Numb
Scale: 1:100	Sheet No.
Drawn By: MK	DP:
Approved By: WG	

APPENDIX E

BUILDING 1
4UNITS
BUILDING 2
3 UNITS
BUILDING 3
4 UNITS
BUILDING 4
2 UNITS
BUILDING 5
4 UNITS
236th STREET
NORTH
VIEWPOINT
LANDSCAPE ARCHITECTS
PROPOSED 18-UNIT
TOWNHOUSE PROJECT
19227 - 236th STREET
MAPLE RIDGE, B.C.
for:
FloraWest
DEVELOPMENTS
drawing title:
PLANTING PLAN
COLOURED
project no.: 2017-24
drawn by:
date: OCTOBER 2018
scale: 3/32" =
date revised: 3 APR 2019
sheet no: L1C OF
SECTION THROUGH NORTH PATIOS
SCALE: 1/4" = 1'-0"
ENTRY WALL / PROJECT SIGN ELEVATION
PROJECT NAME
ADDRESS

APPENDIX F

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2018-093-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7485-2018
11780 Burnett Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11780 Burnett Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7485-2018 on September 18, 2018. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan.

One of the two single family lots is subject to a $5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7485-2018 be given second reading, and be forwarded to Public Hearing;**

2) **That the following terms and conditions be met prior to final reading:**

   i) **Road dedication on Burnett Street as required;**

   ii) **Registration of a Restrictive Covenant for Stormwater Management;**

   iii) **Removal of existing buildings;**

   iv) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

   v) **That a voluntary contribution, in the amount of $5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) Background Context:

Applicant:		Jasminder Bajwa
Legal Description:		Lot 103, Section 17, Township 12, New Westminster District Plan 41319
OCP:		
Existing:		Urban Residential
Proposed:		No change
Zoning:		
Existing:		RS-1 (One Family Urban Residential)
Proposed:		R-1 (Residential District)
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Single-Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Vacant (under application 2017-035-RZ for apartments)
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low-Rise Apartment
Existing Use of Property:		Single-Family Residential
Proposed Use of Property:		Single-Family Residential
Site Area:		817 m^2 (0.2 acres)
Access:		Burnett Street
Servicing requirement:		Urban Standard

2) Background:

When this application was first received in March 2018, the applicant sought rezoning to RT-1 (Two Family Urban Residential) to permit the development of a duplex. The Zone Amending Bylaw No. 7450-2018 to support the duplex received first reading from Council on May 8, 2018. However, since this time, the applicant has decided to revise the application and prefers to seek rezoning to R-1 (Residential District) to allow subdivision into two single-family lots. The original Zone Amending Bylaw No. 7450-2018 (for duplex) was repealed and the revised Zone Amending Bylaw No. 7485-2018 (for R-1 zoning) was given first reading on September 18, 2018.

3) Project Description:

The subject property is a rectangular shaped lot that is 817 m^2 (0.2 acres) in area. The adjacent properties to the north, east and south are characterized by single-family dwellings of one to two storeys in height. The subject property is located on the eastern edge, but just outside of the *Town Centre Area Plan*. The existing house on the property will require removal as part of the rezoning approval. The site is relatively flat with a few trees spread across the lot (see Appendix B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a two lot subdivision (see Appendix C). The density of the two proposed single-family lots is the same as the duplex that was previously proposed by this applicant.

4) Planning Analysis:

i) Official Community Plan:

The subject property is designated *Urban Residential*. The Major Corridor Residential Infill policies of the OCP apply because the subject property is located along Burnett Street, a collector road. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The Major Corridor Residential Infill policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. On this basis, compatibility of the current application is achieved as follows:

- Proposes housing form similar to adjacent single-family lots; and,
- Serves as transition between low rise apartment buildings on the west side of street and lower density housing to the east.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 11780 Burnett Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. The minimum lot size for the current RS-1 zone is 668 m^2, while the minimum lot size for the proposed R-1 zone is 371 m^2. No variations from the proposed R-1 zone are required at this stage.

iii) Proposed Variances:

No variances are being proposed at this time.

iv) Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family development, therefore, this application does not need to be reviewed by the Advisory Design Panel.

v) Development Information Meeting:

A Development Information Meeting was not required for this development as it did not require an OCP amendment and there is less than 5 dwelling units proposed, as per Council Policy 6.20 for Development Information Meetings.

5) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Servicing Agreement is not required for this rezoning application, as there are no works or services required for the rezoning. All deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7485-2018, and that application 2018-093-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
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

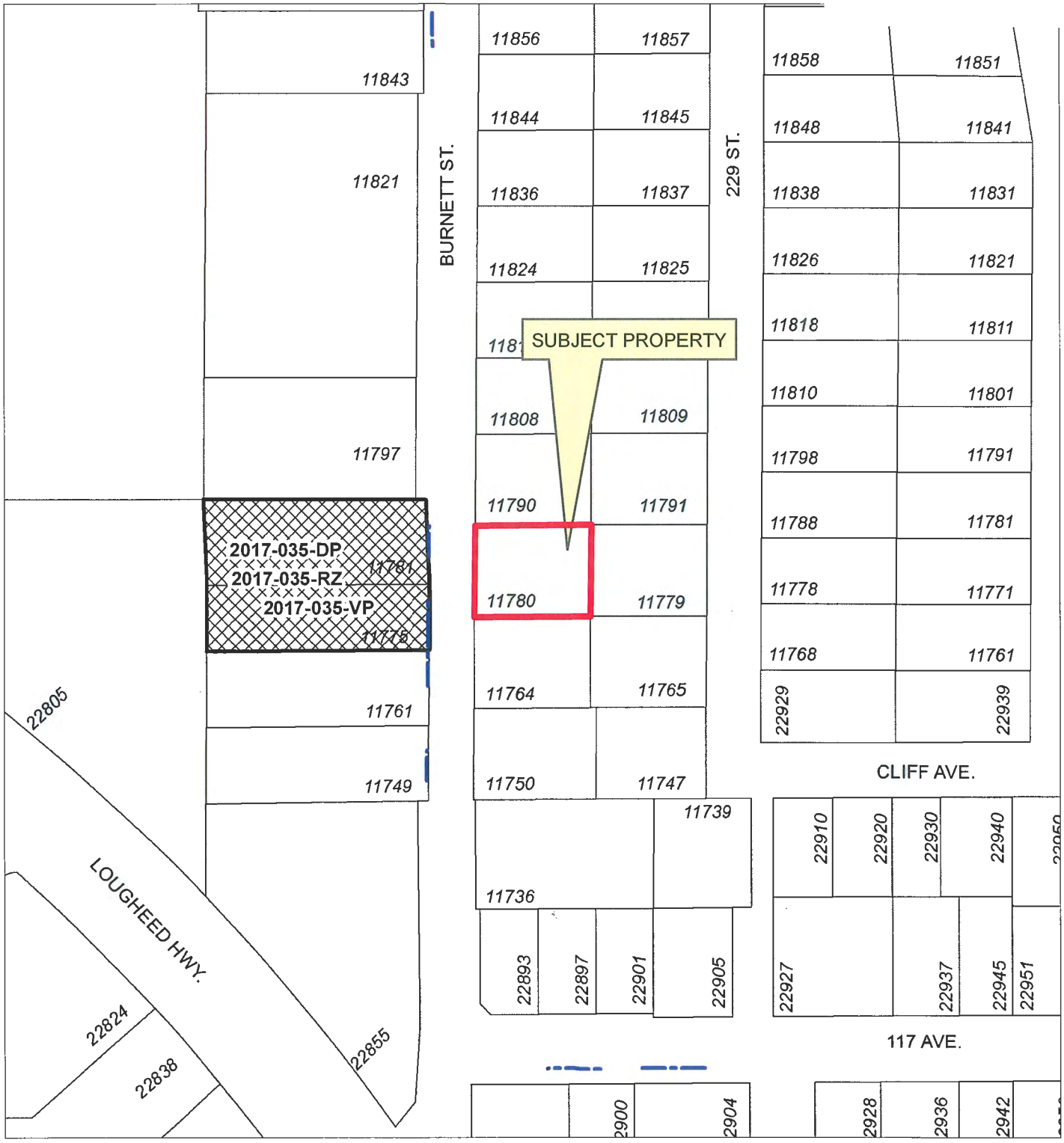
"Original signed by Kelly Swift"

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. 7485-2018
Appendix D – Subdivision Plan

APPENDIX A



N

Scale: 1:1,500

Legend

Ditch Centreline

11780 Burnett Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2018-093-RZ.2
DATE: Jul 20, 2018

BY: JV

APPENDIX B

N

Scale: 1:1,500

Legend

Indefinite Creek

11780 Burnett St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2018-093-RZ
DATE: Mar 19, 2018

BY: JV

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7485-2018

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. 7485-2018."

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

   Lot 103 Section 17 Township 12 New Westminster District Plan 41319

   and outlined in heavy black line on Map No. 1769 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to R-1 (Residential District).

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

READ a first time the 18th day of September, 2018.

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. 7485-2018

Map No. 1769

From: RS-1 (One Family Urban Residential)

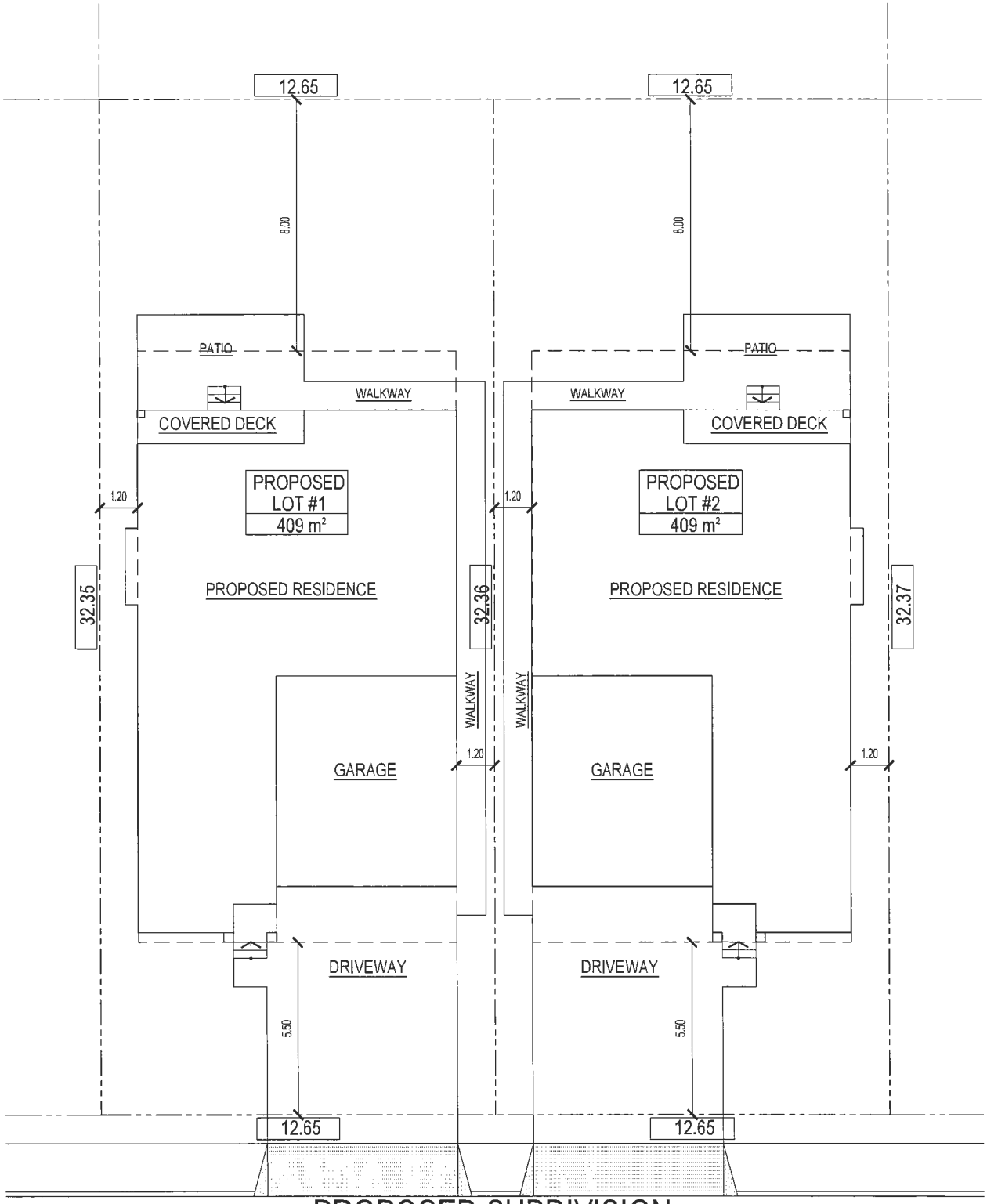
To: R-1 (Residential District)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000

APPENDIX D



PROPOSED SUBDIVISION
11780 BURNETT STREET

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	May 7, 2019
FROM:	Chief Administrative Officer	MEETING:	COW
SUBJECT:	New Cannabis Retail Store		

EXECUTIVE SUMMARY:

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for cannabis retail are to be processed at the municipal level. Preference was given to Provincial stores followed by any private store that had been approved by the Liquor and Cannabis Regulation Branch (LCRB) within the ninety day waiting period.

The only private store that was approved by LCRB within the ninety day period was submitted by 1151761 BC Ltd. The LCRB forwarded, to City of Maple Ridge, paperwork for a retail cannabis store known as Spiritleaf to be located at #670 - 22709 Lougheed Highway.

One of the considerations utilized by the LCRB in reviewing an application is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents. Council may choose to support the application, not support the application or indicate they do not wish to comment.

RECOMMENDATION(S):

1. **That the application for a cannabis retail store by 1151761 BC Ltd., located at #670 - 22709 Lougheed Highway, Maple Ridge be supported based on the information contained in the Council report dated May 7, 2019.**

2. **That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.**

DISCUSSION:

a) **Background Context:**

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for cannabis retail are to be processed at the municipal level. Preference was given to Provincial stores followed by any private store that had been approved by the Liquor and Cannabis Regulation Branch (LCRB) within a ninety day waiting period.

After the LCRB completed their financial integrity checks and security screenings for 1151761 BC Ltd., they forwarded the application for a retail cannabis store, known as Spiritleaf, to be located at #670 - 22709 Lougheed Highway to the City. The owner of

1151761 BC Ltd. also contacted city staff to provide a copy of their business plan as well information on their community relations (Appendix II).

Staff reviewed this application to ensure that it met all requirements contained in the Application Review Criteria (Section 10 of Council Policy 6.33) and all the criteria has been fully satisfied.

A map of the surrounding area has been included in this report as Appendix I. The proposed government store location is marginally within the one kilometer restriction but they have indicated that they are willing to go through with the zoning bylaw text amendment process.

The LCRB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed retail cannabis store at this particular location. Part of the process requires Council to gather views of the residents who may be affected by the establishment of a cannabis retail store in their neighbourhood.

In following the public input requirement, the City mailed 633 letters to owners and occupants of property within 200 metres of the subject site. None of the correspondence was returned by the Post Office. Out of the 633 letters sent, three responses were received by the deadline, one in favour of the application and two opposed.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have not responded with any concerns.

b) **Intergovernmental Issues:**

Both local government and the provincial government have an interest in ensuring that cannabis regulations are followed and that licensed establishments listen to the needs of the community.

c) **Citizen/Customer Implications:**

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

d) **Interdepartmental Implications:**

The Licences & Bylaws Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.

e) **Alternatives:**

Council could choose not to approve the application. Council could also choose to approve the application with conditions.

CONCLUSIONS:

That Council pass the necessary resolution supporting the application from 1151761 BC Ltd. based upon the staff findings set out in this report.

Prepared by: *R. MacNair*
Senior Advisor, Bylaw & Licensing Services

Co-Prepared by: *Michelle Orsetti*
Manager, Bylaw & Licensing Services

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

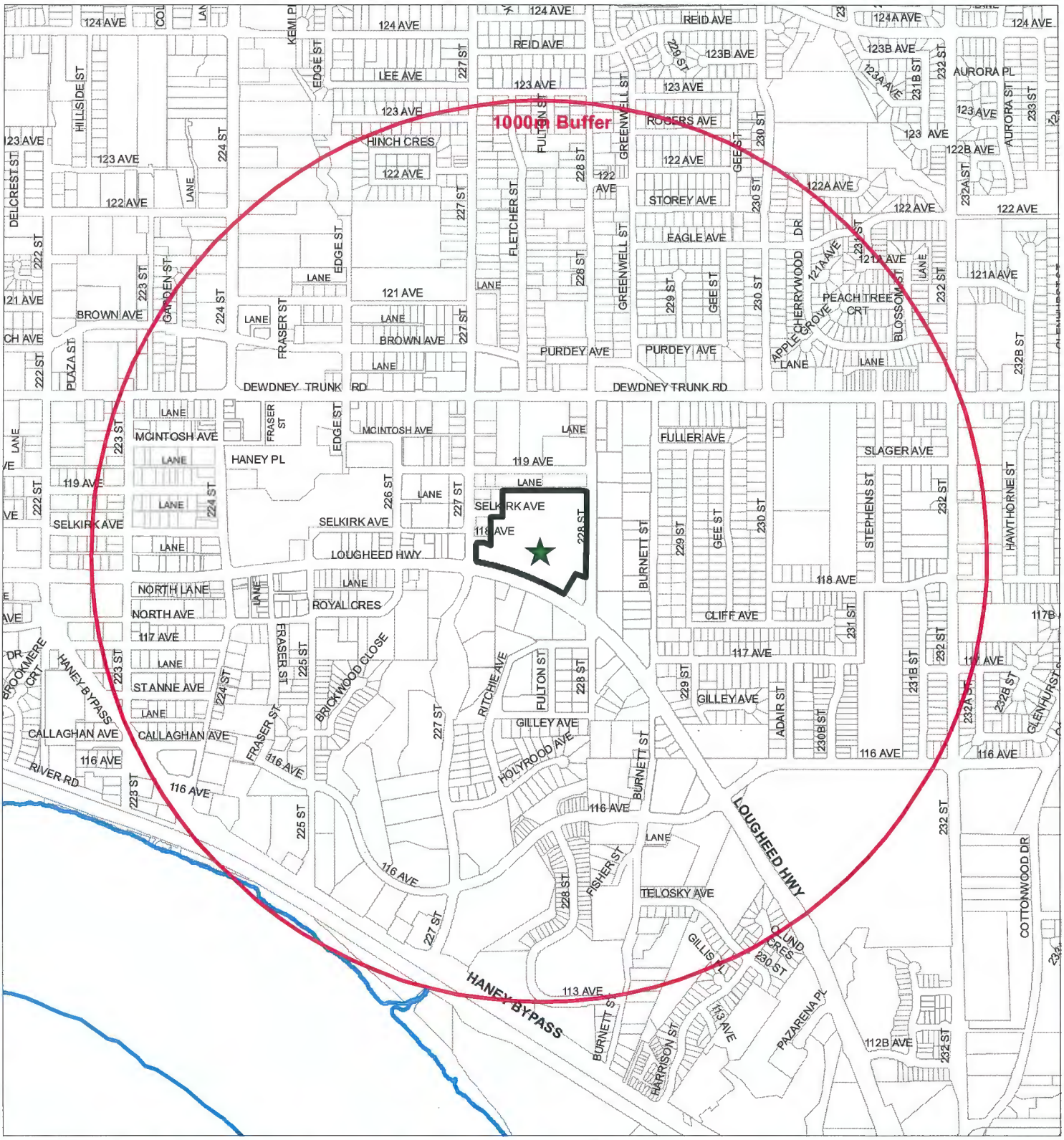
Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

RM/jd

Attachments:

Appendix I: Map of surrounding area
Appendix II: 1151761 BC Ltd. business plan & community relations information

APPENDIX I



N

Scale: 1:12,000

★ Proposed Private Cannabis Retail Store

1151761 BC Ltd
#670 - 22709 Lougheed Highway

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: CannibisLocations2.mxd
DATE: May 1, 2019
BY: DT

APPENDIX II

SPIRITLEAF

Spiritleaf is about enjoying life with those who make us happy, and viewing every day as an opportunity to try something new. Breaking from norms, embracing the unexpected and sharing meaningful moments that shape who we are.

TABLE OF CONTENTS

THE INNOVATION & OPPORTUNITY **3**

THE REVOLUTIONARY DISPENSARY CONCEPT **4**

THE ENTREPRENEURS ERROR! BOOKMARK NOT DEFINED.

FRANCHISE PARTNER **ERROR! BOOKMARK NOT DEFINED.**

SPIRIT LEAF INC. 10

PRODUCTS AND SERVICE **10**

SUPPLY CHAIN **14**

THE TARGET AUDIENCE **14**

TECHNOLOGY & COMPLIANCE **15**

THE COMPETITORS **15**

MARKETING AND PROMOTIONS **16**

SPIRITLEAF BUILDOUT COSTS **18**

FINANCING REQUIREMENT **19**

PROJECTED INCOME STATEMENTS **19**

PROJECTED INCOME STATEMENT **ERROR! BOOKMARK NOT DEFINED.**

OUR COMPETITIVE ADVANTAGE **20**

REALESTATE 20

INFRASTRUCTURE 20

SECURITY 20

PRODUCTS 20

MARKETING & BRANDING 20

TRAINING & SUPPORT 21

SOFT OPENING AND GRAND OPENING 21

SOCIAL RESPONSIBILITY 22

CONCLUSION **22**

The Innovation & Opportunity

Recreational cannabis has been illegal in Canada since 1923. Now all that is about to change. Spiritleaf was founded in 2017 to bring together a collective of entrepreneurs to participate in and capitalize on the impending recreational cannabis market in Canada which is estimated to be between 4.9 billion to 8.7 billion per year[1]. Spirit Leaf Inc. is the Franchisor and has developed a dispensary model to help customers navigate the world of cannabis and provide a safe & comfortable environment with the vision of becoming the #1 retail cannabis chain in Canada.

The vision is to be the #1 retail cannabis chain in Canada.

Spiritleaf values an inclusionary approach to the recreational cannabis retail experience: its stores will offer an impressive selection of products, knowledgeable staff and an atmosphere that is true to the cannabis community yet resonates with the everyday consumer. Customers will receive exemplary customer service and be offered curated, lab-tested, quality products that are sourced from licensed producers. The company wants to let creativity flourish, share experiences and perspectives, enjoy life, and have fun.

Spirit Leaf Inc. is the first and only Canadian cannabis company to be granted membership into the Canadian Franchise Association ("CFA"). The CFA is the recognized authority on franchising in Canada as the association encourages and promotes excellence in Canadian franchises, ensuring that each member abides by the CFA's Code of Ethics relating to policies, standards, practices, and general course of conduct.

The Spiritleaf concept is not offered anywhere else in the country. No other specialized cannabis dispensary offers its diversity, product range and corporate culture. Spiritleaf is embarked on a journey to change the way Canadians look at cannabis and introduce new attitudes through education, culture, experience, integrity, creativity, integrity, and fun.

The support of the Franchisor and its experience in retail, real-estate, marketing, financing & franchising along with its partnerships within the cannabis industry has created a terrific opportunity for local entrepreneurs to participate in the journey. Jeff Sweetnam will apply his qualifications, business acumen and passion to get in on the ground floor of this "budding" industry and be part of a company that has created a modern retail model that offers legitimacy, reputability, professionalism and an environment that exudes a feeling of confidence.

1. Deloitte Recreational Marijuana Insights and Opportunities

The Revolutionary Dispensary Concept

An open space to reimagine the typical retail environment of a dispensary. This concept uses more contemporary motifs, but balances the inherent starkness with personable illustration as well as accenting greenery. A retail experience that leverages the consumers existing assumptions of what a dispensary should feel like. This lends itself to a more linear and direct customer journey. The concept's mood is natural and consuming, while still feeling light, accessible, and tactile.

SPIRITLEAF

LOOK & FEEL CONCEPT

FLOOR PLAN

Retail Journey

EXPLORE

An open spaced opportunity to reimagine the typical retail environment of a dispensary. This concept uses more contemporary motifs, but balances the inherent starkness with personable illustration as well as accenting greenery.

JOURNEY

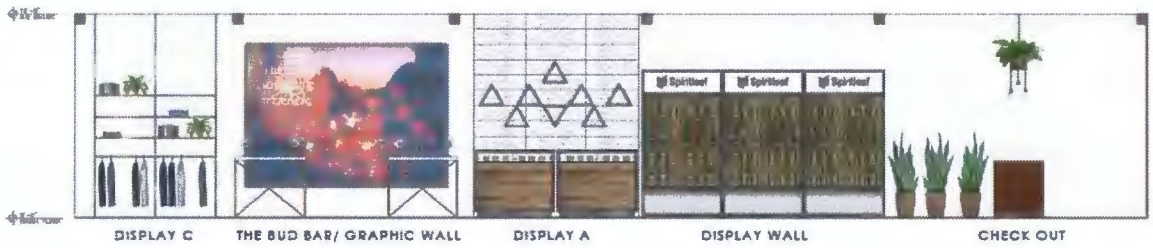
A retail experience that leverages the consumers existing assumptions of what a dispensary should feel like. This lends itself to a more linear and direct customer journey. The concept's mood is natural and consuming, while still feeling light, acessible and tactile

Upon entering a Spiritleaf, every customer is greeted by friendly and knowledgeable budtender who is trained and knowledgeable in all elements of cannabis. Each store is enhanced with unique lighting, digital menu boards, superior merchandizing that changes with every season, and harmonious tunes from select musical legends.

Enter with no preconceived notions about what you will find.

Enter with no preconceived notions about what you will find—there are dozens of strains and types of cannabis to satisfy every customers desire. Customers can find cannabis they won't find anywhere else or cannabis with familiar brand-names recognized for their quality and reputability. Spiritleaf product buyers constantly look for new and unique strains that push the edge and lead the worldwide cannabis industry.

SPIRITLEAF



When a customer finds a strain that interests them, they are personally served by their budtender who is a product specialist. The products are visible in our customized cannabis displays, where customers can inspect the quality of the plan using a magnifying glass, smell the product, and read detailed information on every strain's properties, effects, and customer reviews through standalone digital discovery kiosks.

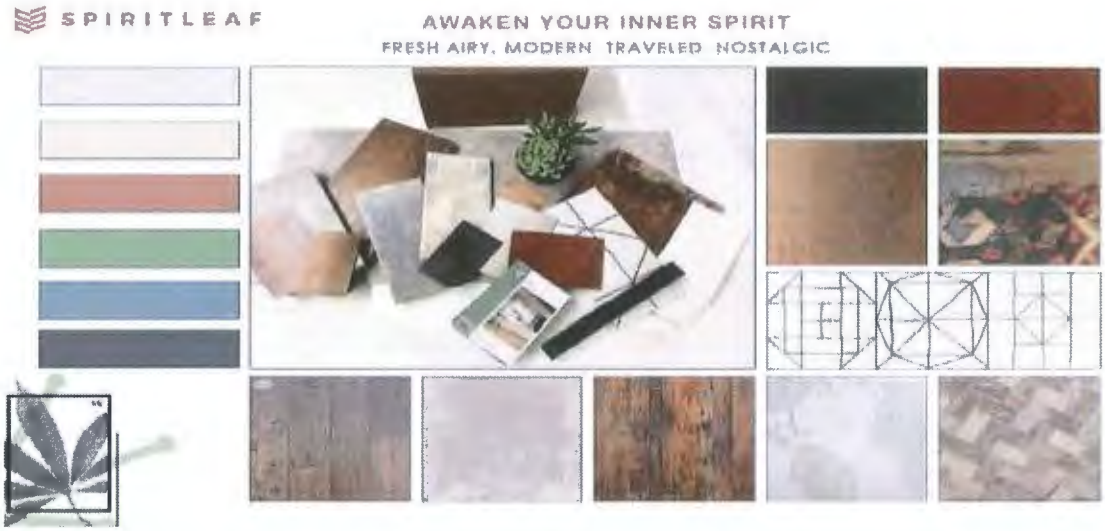
STANDALONE DISCOVERY KIOSK IN STORE

- Enables consumers to research products and "101 - 301" style education prior to the point of sale
- Alleviates staff bottlenecks and leads to smoother instore experiences
- Enables showcasing ecommerce capabilities, including instore online sales, and can lead to better informed questions

STAFF IPAD (OR OTHER HANDHELD TABLET DEVICE)

- Enables staff to provide standardized and accurate service to consumers in real time
- Alleviates knowledge and human resource bottlenecks
- Product data updates in real time and the device can double as a data collection tool for the retailer's customer experiences

Spiritleaf representatives have extensive product knowledge to help customers make informed purchases that suit their specific needs. Post-selection, the customer is invited to relax at one of the custom-designed sales bars where every product is carefully inspected. Every purchaser goes away with their cannabis in unique, child safe packaging and their information is kept on file. Customers know they need simply return to the same store should they ever have additional questions, would like a repeat purchase, or if they want to try something new.



DECORATIVE RCP
CONCEPT DESIGN
SPIRITLEAF
ZERO PENDANT X3
TIMBER PLANTER
SPIDER PENDANT
SPIDER PENDANT
ZERO PENDANT X3
TIMBER PLANTER
GENERAL TRACK
ZERO PENDANT X3
SEVENPOINT

Location

With a strong foundation, Spiritleaf plans to open corporate and franchise dispensaries across Canada in jurisdictions where it is legal to do so. As a result, a unique opportunity has presented itself for Jeff Sweetnam to open a Spiritleaf dispensary in Maple Ridge, BC. It is located on the main level in a prime spot with 20 feet of frontage to maximize exposure and under Jeff Sweetnam's leadership the location and opportunity will be met with great success.

Maple Ridge, BC

- GROWING POPULATION: There are about 83000 people in the trade area. The City enjoys an area growth rate of 8.2% with forecasts for the population to double by 2026.
- AFFLUENT DEMOGRAPHICS: Household Income in the City of Maple Ridge's primary trade area is $93,000, as compared to BC average: $81,595.
- LOW COSTS: The City has a low lease rate in comparison to the rest of the Lower Mainland and will enable us to have an efficient business with low overhead.

SPIRIT LEAF INC. is a sophisticated and well-run organization with extensive cannabis, retail and franchise experience. Through the leadership of Darren Bondar who has an undergraduate degree from the University of Western Ontario, a Masters in Business Administration from the University of Alberta and 20 years of extensive management, retail and franchise experience, Darren is committed to ensuring the success of each Spirit Leaf franchise that is opened.

The Spiritleaf franchise system is supported by a staff which includes a CFO, Financial Controller, Legal Counsel, Director of Marketing, National Sales Manager, Operations Manager and other dedicated support staff.

Coupled with Jeff Sweetnam's previous experience, drive and pride of ownership, the Maple Ridge dispensary will flourish under their collective leadership.

Products and Service

Spiritleaf dispensaries will stock a wide variety of cannabis flower strains and oils which will make up 90% of the sales. Related accessories such as rolling papers, vaporizers, branded materials will complement the brand and provide a convenient service for our customers.

We have relationships with producers and will sell a variety of strains and products exclusive to our stores.

CARPE DIEM

Perfect for seizing the day! This strain produces an uplifting, energetic experience. A clearheaded high makes this sativa ideal for creativity and socializing.

UPLIFT

Hybrid "best of both worlds" combo of both sativa and indica. It's a strain with the perfect balance of relaxed energy for an enhanced mood any time of day. Great for socializing or just unwinding at home.

ZEN

Known for its deep calming properties, this indica strain is the perfect nightcap. Great for ease of mind and body stress, pain relief and insomnia

RENEW

Ideal for headaches and pain relief. CBD dominant which makes it the best therapeutic strain to relax the body with minimal side effects or high. Works great if you want the healing benefits of cannabis without any feeling of inebriety.

We have also developed a custom branded and unique disposable vaporizer for those customers that don't like to smoke.

OUR VAPORIZER

The Spirit Joint Disposable Vaporizer

Our marquee product. One of the most discreet, disposable vaporizers on the market. 150 puffs of pure C02 cannabis oil. No smell, no lighter, no charging, no prep, no hassle.

No paper	No lighter	No butane
No propane	No smell	No matches
No charging	No roaches	No grinding
No smoke	No filters	No hassles

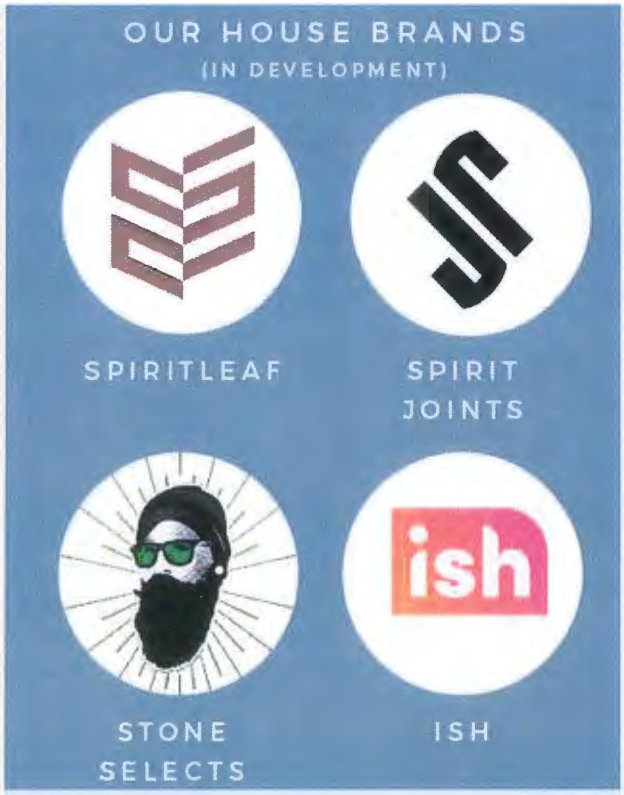
We will supply the masses with the popular brands they've heard about and are excited to try.

Chronic's Choice Cannabis · KIVA · Marley Natural · Willie's Reserve

while Supporting local growers, their brands and values by telling their stories (from farm to toke).

Sundial Growers Est 2006 · Small Batch · High Grade · Broken Coast Cannabis · Wheaton

We have developed our own house brands that are exclusive to our stores and specific for local markets.



We source, create and curate quality cannabis brands.

Our stores will sell well-designed, high quality merchandise and accessories made by artisans.

Ball Hat
$35.00

Blazin' Coffee Mug
$20.00

Canvas Stash Bag
$20.00

H2GO Bottle
$20.00

Hologram Sticker
$4.00

Knit Beanie
$35.00

Matte Logo Sticker
$2.50

Men's Short Sleeve Tee
$25.00

Rider Beanie
$35.00

Transparent Logo Sticker
$3.00

Unisex Sweater
$75.00

Unisex Zip Hoodie
$75.00

Women's Short Sleeve Fitted Tee
$30.00

Women's Short Sleeve Fitted Tee
$30.00

Women's Short Sleeve Tee
$30.00

Supply Chain

Spiritleaf has formed relationships with several of the biggest licensed producers in Canada. The supply chain is further strengthened by the company's relationship and formal agreements with Cannabis Wheaton which will provide each franchise owner with the cannabis products required to ensure that their shelves are stocked. As a result of this agreement and others, franchise owners are in a strong position knowing that they will have available inventory and can focus on sales and growing their businesses.

The Target Audience

Spiritleaf values an inclusionary approach to the recreational cannabis retail experience: its stores will offer an impressive selection of products, knowledgeable staff and a welcoming and comfortable environment. Spiritleaf is focused on attracting customers in the 25 to 65-year-old demographic who may have experience with cannabis as medical patients or previously as recreational users.

We have created a modern retail model that offers legitimacy, reputability, professionalism and a feeling of confidence so that everyone from the senior citizen to the executive to the cannabis connoisseur can have an enjoyable experience.

Technology & Compliance

Spiritleaf has chosen Cova as its system-wide POS provider. Cova is the world's most advanced cannabis retail software. Some highlights of Cova include: ID scanner, offline mode feature ensuring it never goes down, budtender mobility within the store, quick and detailed reports (i.e., top products, best customers), employee permissions to prevent fraud, track cash and detect discrepancies. But perhaps most important and impressive is Cova's mistake-proof design that helps ensure compliance with regulations.

In addition to POS technology, the franchisor has chosen vendors for accounting, payroll and payment processing and will work with franchisees to onboard them onto these systems. This will ensure that the store owners are spending their time planning and building their businesses rather than spending valuable time and bandwidth researching and testing the many options that exist.

The Competitors

There will be many different competitors in the marketplace. From medical clinics who have positioned themselves as medical experts, head shops, vertically integrated cannabis companies and other independents and chains, it is expected that the recreational cannabis space will be very competitive. Spiritleaf must maintain its focus on being an elevated and differentiated dispensary to ensure it is the industry leader and its most recognized brand.

Marketing and Promotions

Spiritleaf will attract its customers through highly focused marketing campaigns that are educational, lifestyle and content oriented.

The company's many advertising media — digital, social media, event sponsorship, print advertising and charitable affiliations —all help to promote the company, raise awareness, increase sales and reach its target customer. Most importantly, Spiritleaf is focused on building a loyal cult-like following to ensure maximum potency when delivering our unique brand personality and offering. We are committed to following the common traits of some of the most admired brands out there[1].

Be Remarkable.

Deliver the extraordinary

Cult brands don't buy impressions, they make them. We help brands become truly remarkable, diverting mass media budgets toward more engaging activities that drive affinity and word-of-mouth advocacy

Have Purpose.

Be driven by a powerful ethos

Cult brands get customers to not just buy, but to buy into their noble cause. We help brands find and convey their "why", so they can stop bribing customers with points and discounts, and start winning their hearts

Be Inspirational.

Inspire from the inside out

Cult brands invest in indoctrinating employees with their beliefs and values. We work with CMOs to improve their brand culture, and to harness human resources as their most powerful branding tool.

Be Relatable.

Brands are not real people

Cult brands behave like people, and represent aspirational human characteristics. We assess all brand/customer touchpoints and look for ways to insert more personality and humanity

Be Involved.

Shut up and listen for a change

Mediocre brands scream via mass media. Cult brands shut up and listen. We help clients learn how to collect and value customer input and systematize processes of co-creation

Be Pervasive.

Cult brands are everywhere

Cult brands extend their reach into non-traditional channels (i.e. Lego movie, Marvel Comics mobile app). We help brands come to life in complementary ways beyond their core offering

With the opening of new locations, all corporate owned and franchised owned stores contribute 1% of their annual sales to a marketing fund that will continue to work towards targeting existing and potential Spiritleaf customers. It is anticipated that the Franchisor will spend $1m to 2.5m/year promoting the Spiritleaf brand.

[1] http://cultideas.com/philosophy

Further, it is expected that each location will also spend additional dollars towards attracting and retaining local customers in their communities.

SPIRITLEAF BUILDOUT COSTS

Below is the breakdown of build-out Costs

Description of Costs	
	AMOUNT
FRANCHISE FEE	$ 25,000
DESIGN & PERMIT FEES	$ 10,000
LEASEHOLD IMPROVEMENTS	$ 80,000
Mechanical & HVAC	
Electrical	
Drywall - Interior & bulkheads	
Plumbing	
Flooring	
Paint	
Glazing (Glass)	
Grill/Sliding Door	
Lighting	
Ceiling Treatments	
SIGNAGE	$ 5,000
STORE FIXTURES	$ 25,000
Custom Millwork Towers and Fixtures	
Technology & Security Package	$15,000
1 x stereo amp	
1 x 5CD player and/or Music player	
1 x 42" Screen TV	
1 x Video Camera Solutions	
3 X Digital Menu Boards	
1 x Discovery Kiosk	
POS SYSTEM & 3 Computers, Monitors, Scanners,	$5,000
Receipt Printers, Label Printers	
OTHER	
WORKING CAPITAL	$30,000
INVENTORY	$70,000
TOTAL	$265,000

Financing Requirement

The total investment for 1151761 BC LTD to open this dispensary location and provide the company with sufficient working capital is $265,000. The Shareholders will invest $300,000 in cash and equity and will use it to pay for items like franchise fees, design fees, permit applications, professional fees, inventory and working capital. They will apply for a $125,000 term loan under the Government of Canada's small business financing program to purchase the leasehold improvements, computer equipment, store fixtures and other capital costs. The loan will be amortized and repaid over 60 months.

Projected Income Statements

Pro-forma income statement for the first full year of operations is based on projected sales & rent figure. The projections illustrate that the stores will be profitable and will increase in revenues over time. They are included in a separate attachment.

Our Competitive Advantage

For Spiritleaf to succeed, numerous key success factors must be considered including: location, differentiation; overhead, franchise strength, name and brand recognition and the capitalization of its unique concept.

REALESTATE

We work with a team of commercial leasing professionals to obtain the optimal settings and exposure possible to help ensure each store's success while simultaneously building the national brand. Spiritleaf Maple Ridge is in an extremely high profile location which generates strong traffic and will undoubtedly contribute to a profitable level of sales.

INFRASTRUCTURE

Having the infrastructure of a franchise system in place that includes a CEO, CFO, financial controller, operations manager, marketing and customer service team provides a significant competitive advantage that independent operators are unable to compete with.

SECURITY

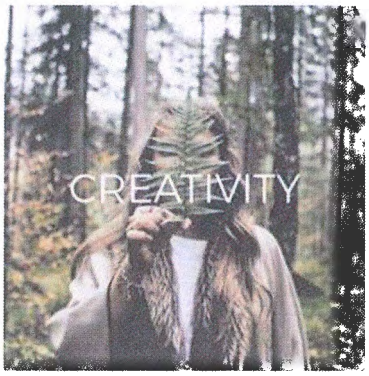
Spiritleaf has engaged a firm of security professionals to choose and implement the crime prevention through environmental design strategy (CPTED) as well as other security requirements that will mitigate the risks inherent in retail and a product such as cannabis.

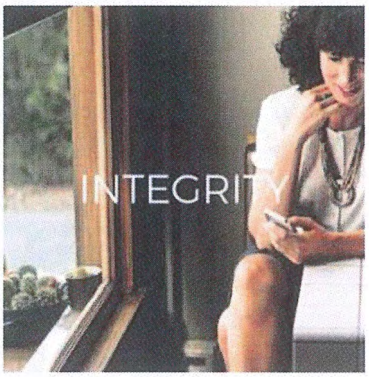
PRODUCTS

One of the benefits of owning a Spiritleaf store is the competitive advantage that comes along with full access to the premium, lab tested cannabis and house brands. Spiritleaf differentiates itself from the competition through distinct, high-quality, and brand-recognized products. With higher margin custom product lines that are not carried anywhere else, but that sit alongside familiar brand names which provide confidence and familiarity, Spiritleaf' s merchandising strategy will be effective and resonate with customers.

MARKETING & BRANDING

Spiritleaf Inc. will provide all stores in its franchise system with extraordinary marketing materials and strategies to help them become profitable and increase market share. Spiritleaf ensures its retail concept stays viable through continual market research, technical and marketing improvements, competitive analyses and well-defined strategies for growth. Finally, for long-term growth and stability, Spiritleaf must attract and retain customers, and become "the dispensary" where people should go to purchase their cannabis. This will continue to be accomplished through word-of-mouth referrals, advertising, the maintenance of a customer database for loyalty recognition, and through specialized, personal service.





TRAINING & SUPPORT

All franchise partners attend a comprehensive five-day training program at Spiritleaf's head office. They receive an up-to-date operating manual to prepare for all aspects of the business. In addition, Spiritleaf is pleased to partner with Lift to offer extensive training to our retail staff. This includes:

- A mandatory minimum certification for employees within Spiritleaf's cannabis retail stores
- An engagement whereby Lift develops a custom certification program for the retailer by leveraging Lift's extensive industry network (MADD Canada, researchers, doctors, retail experts) and unique datasets, which will be a turnkey solution to:
    - i) create standardized communications around cannabis sales, safety, and uses and
    - ii) comply with the province's eventual advertising and service framework.

Annual meetings are held across Canada and we pride ourselves on providing regular announcements and corporate support which are essential to keep our franchisees ahead of the industry curve and ensure Spiritleaf maintains its position as a leading brand.

SOFT OPENING AND GRAND OPENING

The franchisor will be opening the flagship store two months in advance of any franchise stores. This will allow the franchisor staff the ability to gain the experience that comes from opening a store in a new industry and work out the kinks so that the franchise stores can leverage form this experience and have a smoother opening. Individual stores will soft-open a few days in advance of the grand opening to allow for trained staff to perform a preliminary run of operating the store and serving customers using the technologies and best practices adopted.

SOCIAL RESPONSIBILITY

Spiritleaf will comply with all regulatory requirements related to responsible cannabis consumption and is developing consumer education and programs related but not limited to:

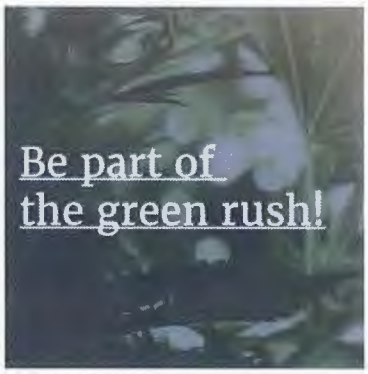
- The dangers of driving after consuming cannabis
- Education and awareness strategies
- Youth deterrence to cannabis
- Corporate social responsibility
- Harm-mitigation initiatives

The company takes the social responsibility role very seriously.

Conclusion

The legalization of recreational cannabis in Canada is a once in a generation opportunity. By being part of the founding members group of Spiritleaf franchise owners and applying our own personal skills, hard work and dedication to Spiritleaf -Maple Ridge, 1151761 BC LTD is well positioned for success. Dispensaries in some of the original legalized states in Seattle & Colorado have illustrated sales in excess of $7,000/square foot. By being a first mover, partnering with a collective of franchise owners to create an iconic and nationally recognized brand that customers will seek out for their personal preferences offers a very significant competitive advantage.

The business fundamentals, revenue potential, strength and experience of all partners involved will ensure that the hurdles and challenges that are sure to present themselves are overcome and we will be proud owners of Spiritleaf for many years to come.



SPIRITLEAF
COMMUNITY RELATIONS

DISCLAIMER

IMPORTANT: INVESTING IN A SPIRIT LEAF FRANCHISE IS SPECULATIVE.

AS OF THE DATE OF THE DISCLOSURE DOCUMENT, IT IS NOT LEGAL IN CANADA TO OPERATE A DISPENSARY WHICH OFFERS CANNABIS PRODUCTS (RECREATIONAL OR MEDICINAL) FOR SALE. THE FEDERAL GOVERNMENT OF CANADA HAS ANNOUNCED THAT THE SALE OF CANNABIS WILL BE LEGALIZED AND REGULATED AS OF JULY 1, 2018.

SPIRIT LEAF INC. WILL NOT PERMIT ANY OF ITS FRANCHISEES TO OPEN A SPIRIT LEAF FRANCHISED BUSINESS UNTIL SUCH TIME AS THE OPERATION OF THAT BUSINESS IS LEGAL WITHIN THE PROVINCE WHERE SUCH BUSINESS IS PROPOSED TO BE OPERATED. THE PURPOSE OF PROVIDING YOU WITH THIS DISCLOSURE DOCUMENT AND ENTERING INTO A FRANCHISE AGREEMENT WITH YOU IS TO DEVELOP A NETWORK OF SPIRT LEAF FRANCHISEES WHO ARE READY TO COMMENCE OPERATIONS IF AND WHEN IT IS LEGAL TO DO SO.

AS A RESULT, IN THE EVENT THAT THE REGULATORY FRAMEWORK IN YOUR PROVINCE PROHIBITS YOU FROM SELLING CANNABIS PRODUCTS AS OF JUNE 30, 2019, YOU WILL BE REFUNDED 80% OF YOUR INITIAL FRANCHISE FEE AND YOUR FRANCHISE AGREEMENT WILL BE TERMINATED.

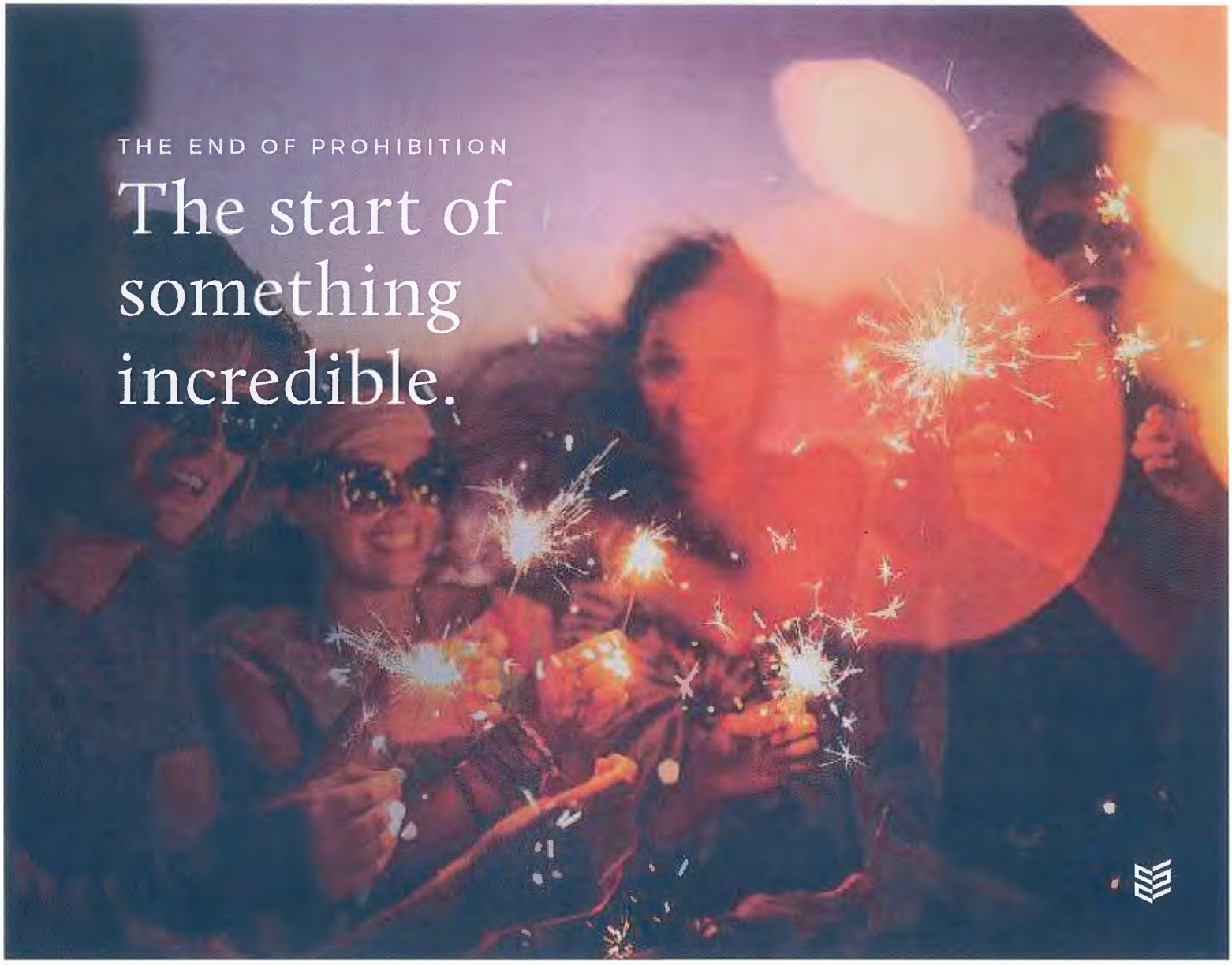
SINCE THE REGULATORY FRAMEWORK FOR OPERATING A CANNABIS DISPENSARY IN YOUR PROVINCE IS NOT YET KNOWN, AN INVESTMENT IN A SPIRIT LEAF BUSINESS IS RISKY. THERE CAN BE NO ASSURANCE THAT YOU WILL BE GRANTED A LICENSE, REGISTRATION OR OTHER PERMISSION TO SELL CANNABIS PRODUCTS. SHOULD A REGULATORY AUTHORITY NOT GRANT YOU AUTHORIZATION TO SELL CANNABIS PRODUCTS, YOU WILL BE UNABLE TO OPERATE A SPIRIT LEAF BUSINESS.

THE ACTIVITIES OF ANY BUSINESS ENGAGING IN THE SALE OF CANNABIS PRODUCTS WILL BE SUBJECT TO INTENSE REGULATION BY GOVERNMENTAL AUTHORITIES. SPIRIT LEAF INC. CANNOT PREDICT WHETHER YOU WILL BE PERMITTED TO SELL CANNABIS PRODUCTS, OR THE TIME OR COST REQUIRED IN ORDER TO SECURE ALL APPROPRIATE REGULATORY APPROVALS FOR THE SALE OF CANNABIS PRODUCTS. ANY DELAYS IN OBTAINING, OR FAILURE TO OBTAIN REGULATORY APPROVALS, WOULD SIGNIFICANTLY DELAY THE DEVELOPMENT OF MARKETS AND PRODUCTS AND COULD HAVE A MATERIAL ADVERSE EFFECT ON THE SPIRIT LEAF BUSINESS AND FINANCIAL CONDITION OF SPIRIT LEAF INC. AND ITS FRANCHISEES.

THE SPIRIT LEAF BUSINESS MODEL IS DEPENDENT ON FEDERAL AND PROVINCIAL LAWS PERTAINING TO THE MARIJUANA INDUSTRY WHICH ARE NOT YET KNOWN. ANY NUMBER OF FACTORS COULD SLOW OR HALT PROGRESS IN THIS AREA, NOR IS PROGRESS EVEN ASSURED A VIOLATION OF ANY SUCH LAWS BY ANY OF OUR FRANCHISEES COULD DISRUPT OUR ENTIRE BUSINESS AND RESULT IN A MATERIAL ADVERSE EFFECT TO OUR AND YOUR OPERATIONS.

IN ADDITION, WE CANNOT PREDICT THE NATURE OF ANY FUTURE LAWS, REGULATIONS, INTERPRETATIONS OR APPLICATIONS, AND IT IS POSSIBLE THAT REGULATIONS MAY BE ENACTED IN THE FUTURE THAT WILL BE DIRECTLY APPLICABLE TO OUR AND YOUR BUSINESSES. TO THAT END, WE HAVE HIGHLIGHTED IN BOLD FONT THOSE TERMS CONTAINED IN THIS DISCLOSURE DOCUMENT WHICH ARE LIKELY TO BE SUBJECT TO CHANGE ONCE A REGULATORY FRAMEWORK IN YOUR PROVINCE IS SETTLED UPON.

YOU SHOULD ALSO BE AWARE THAT AS A DISTRIBUTOR OF CANNABIS PRODUCTS, YOU MAY FACE AN INHERENT RISK OF EXPOSURE TO PRODUCT LIABILITY CLAIMS, REGULATORY ACTION AND LITIGATION IF THE PRODUCTS WHICH YOU SELL ARE ALLEGED TO HAVE CAUSED LOSS, INJURY OR ILLNESS. WE CANNOT PREDICT AT THIS TIME WHETHER INSURANCE POLICIES WILL BE AVAILABLE WHICH WILL COVER THE OPERATION OF YOUR SPIRIT LEAF BUSINESS AND ANY LIABILITIES THAT MAY ARISE AS A RESULT OF THE ABOVE-NOTED RISKS, OR THE COST OF ANY SUCH POLICIES.


THE END OF PROHIBITION
The start of something incredible.

THE FUTURE LEADING CANNABIS RETAILER AND FRANCHISOR

Cannabis has been illegal in Canada since 1923. Now all that has changed. With the legalization of cannabis in Canada comes the opportunity to support & enrich our communities in a new way.

THE SPIRITLEAF BRAND

Spiritleaf values an inclusionary approach to the recreational cannais retail experience, while being a positive addition to the local community: its stores will offer knowledgeable staff with extensive safety and product training, a welcoming, safe and comfortable environment and an impressive selection of products.

We have created a modern retail model that offers legitimacy, reputability, professionalism and a feeling of confidence, with over 200 locations across Canada in various stages of development.

OUR VALUES

Culture

Our priority is to not only be accepted by the cannabis community, but embraced by it. We view our customers as guests, and our goal is to exceed their expectations and make every visit a memorable and informative experience.

Experience

Cannabis has played a vital role in our lives well before legalization. We've followed cannabis trends and our brand is born out of this passion with Spiritleaf, we will be cannabis curators as well as educators.

Creativity

The cannabis industry has always pushed boundaries, challenged perceptions and attracted creative types. We encourage people to live life according to their terms, regardless of norms or stereotypes. It's how culture evolves, and creates new ways of thinking.

Integrity

We pride ourselves on hiring only passionate, knowledgeable staff and offer an impressive selection of quality products – some of which are carried exclusively by us. Our standards are higher than industry norms, so customers can have the utmost confidence in our staff and product.

Fun

Everything about the cannabis experience should be enjoyable, including the purchase. We've created a welcoming and comfortable environment with plenty of options to choose from and a helpful and knowledgeable staff so that every customer gets the most fun out of every purchase.

Community

We have deep roots in our community and we want them to grow. Our committment to public and consumer safety with legalization means we will be a welcomed addition to our community.

INTRODUCING SPIRITLEAF

The vision is to be the #1 retail cannabis chain in Canada.

OUR LOGO

SPIRITLEAF INITIALS
+
TEXTURE OF A LEAF
+
A CHANGE OF PERSPECTIVE

SPIRITLEAF

RETAIL INTERIOR

Flagship Location

RETAIL INTERIOR

Flagship Location

BENEFITS FOR REGULATORS

Safe, reliable and restricted access to recreational cannabis consistent with current legalization framework recommendations.

BENEFITS FOR LOCAL AND REGIONAL BUSINESSES

Opportunities for success-driven entrepreneurs across Canada, supporting local businesses and growers.

BENEFITS FOR COMMUNITIES AND CUSTOMERS

Dispensaries are operated by independent local entrepreneurs who are invested socially and financially in their communities.

STRATEGIC PARTNERSHIPS

Working with some of the best companies in the cannabis industry.

Auxly

TILRAY

Lift&co

High Park

HIGH TIMES

SPIRITFUND

FUNDING THE COMMUNITY

The community is only as strong as the individuals within it. The Spirit Fund aims to raise funds, connect volunteers, and identify initiatives that will make an impact.

WHAT WE AIM TO DO

The Spirit Fund's ultimate goal is to educate, support and inspire.

EDUCATE

We work hard to build trust and share our knowledge about the topics we are passionate about.

SUPPORT

We are dedicated to supporting our communities through music, art & culture sponsorships.

INSPIRE

We encourage individuals within our communities to live more mindfully.

The Gord Downie
& CHANIE WENJACK FUND

The Spirit Fund is honoured to be a founding supporter of the Gord Downie & Chanie Wenjack Foundation (DWF) and has committed $25,000 in support.

WITH A RECONCILIATION MOVEMENT STARTING ACROSS CANADA, THE FOUNDATION AIMS TO BECOME A FUNDAMENTAL ELEMENT IN CREATING SOCIAL AND SYSTEMIC CHANGE.

The DWF is committed to improving the lives of Indigenous persons. The goal is to continue conversations beginning with Chanie Wenjack's residential school story, and to aid our collective reconciliation journey. It is an opportunity to facilitate safe conversations about our shared history as Canadians to build positive relationships between Indigenous and non-Indigenous people.

GET INVOLVED

We will provide support in the form of sponsorships, donations, and endowments.

COMMUNITIES SERVED

The Spirit Fund contributes time and funds to the communities and neighbourhoods closest to home.

VOLUNTEERS SOURCED

Our owners, employees and families volunteer and engage in roles and initiatives in the communities where we work.

PROJECTS SUPPORTED

We are proud to support various projects and causes within our communities through sponsorship funding.

OUR PURPOSE

RAISE PROFILE

To raise the profile of both the Spiritleaf brand and the Spirit Fund.

BECOME LEADERS

To position Spiritleaf & the Spirit Fund as leaders in the cannabis industry.

DEMOSTRATE COMMITMENT

To demostrate a commitment to public and community safety.

RESPONSIBLE CONSUMPTION

To advocate responsible consumption of cannabis

POSITIVE EXPERIENCE

To promote an intentional and positive experience with cannabis.

Executive Team

Darren Bondar
PRESIDENT & CEO

Cecil Horwitz
VP & BUSINESS DEVELOPMENT

Jeremy Lee
FINANCIAL CONTROLLER

Courtney Richer
FRANCHISE RELATIONS

Christine Kitz
OPERATIONS MANAGER

Alisa Kuzmina
CREATIVE MANAGER

Kelly Gibson
CONTENT CREATOR

Advisory Firms

ATB
FINANCIAL SERVICES

Marino Group
REAL ESTATE

Burstall Winger Zammit LLP
LEGAL - CORPORATE

MNP
ACCOUNTING

Dale Lessmann
LEGAL - FRANCHISE

FLIPP Advertising
BRANDING & MARKETING

Board of Directors

David B. Margolus

Counsel to, and former Managing Partner of Witten LLP. David served on the boards of the Edmonton Regional Airports Authority and TSX-listed liquor stores N.A. Ltd., PowerComm Inc. and XS Cargo Income Fund. He holds a Bachelor of Arts and a Bachelor of Laws Degree from the University of Alberta, and Directors Education Program of the Institute of Corporate Directors.

Craig Steinberg

Most recently a partner in Miller Thomson LLP's banking and real estate group. >10 years experience as a private mortgage banker and corporate counsel to a private lender. Law Society of Alberta, Canadian Bar Association and Real Estate Council of Alberta member.

Larry Wosk

Larry Wosk has been lecturing at the Sauder School of Business at UBC for over 15 years. His areas of concentration are strategic management, international business, real estate, and marketing. Larry commenced his teaching career after working for over 27 years as a senior manager, President and CEO in several industries including retail, real estate development, hospitality and consulting.

Christopher Gulka

CPA and CFA with >26 years of business experience. President of Working Capital Corporation since 1999 and former financial analyst at the Alberta Securities Commission. Founder and former CFO and director of Passport Energy Ltd., and prior thereto, the CFO of Rochester Energy Corp.

Jeff Tung, CFA

Jeff is the CFO & COO at Cannabis Wheaton. He has managed more than USD $3 billion of deals in the telecom, banking, insurance and technology industries. Prior to joining Wheaton, Jeff was the co-founder of CPS Management Partners, where he led the acquisition of multiple businesses in the insurance administration industry. Under his leadership, CPS Management Partners and its portfolio companies became the largest workers' compensation claims administrator in Canada, returning IRRs in excess of 50% to investors.

MAPLE RIDGE
British Columbia

City of Maple Ridge

mapleridge.ca

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2193274
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Award of Contract for Maple Ridge Secondary School Track Facility Upgrades Design Services

EXECUTIVE SUMMARY:

The proposed upgrades to the track and field facility at Maple Ridge Secondary School (MRSS) is one of the Parks, Recreation & Culture infrastructure priorities which were approved to proceed as part of the Alternate Approval Process after significant community consultation. These proposed upgrades include providing lighting for the track, additional covered spectator seating capacity and changerooms/washrooms as well as a competition field throw facility to meet the community's desire for an improved athletics facility and better support the many sporting events held at this site. Further consultation with stakeholders, the School District and the community will be undertaken through the detailed design stage. The upgrades, anticipated to be complete by summer 2020, will also help prepare this venue for the BC Summer Games to be hosted in our community.

RECOMMENDATION:

That Contract RFP-PL19-31: Consulting Services for the detailed design for Maple Ridge Secondary School Track Facility Improvements be awarded to Simcic + Uhrich Architects in the amount of $166,720 excluding taxes; and that a contingency of $25,000 be authorized; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
A Request for Proposal (RFP-PL19-31) for architectural design services for the proposed MRSS Track Facility Upgrades including covered bleachers, a changeroom/washroom facility and the running track lighting was issued on March 21, 2019 and four proposal submissions were received. Staff evaluated the proposals and recommend that the architectural design services work be awarded to the proposal that provides the City with the best overall value, received from Simcic + Uhrich Architects in the amount of $166,720 excluding taxes. Council approval to award the contract is required for the work to proceed.

b) **Desired Outcome:**
The desired outcome is to move forward with the development of parks and recreation infrastructure projects to meet the demands of our rapidly growing community and provide

enhanced opportunities for citizens to engage in activities that promote an active, healthy lifestyle and community wellbeing.

c) **Citizen/Customer Implications**
Community sports groups and neighbourhood residents will benefit from the track lighting which will enable fitness walkers and runners to use the facility through the evening hours during the winter months; the covered spectator seating which will support the many events held at this facility; and changerooms/washrooms for both participants and spectators.

d) **Strategic Alignment:**
The MRSS Track Facility Improvements project is one of a number of Parks, Recreation & Culture current infrastructure priorities.

e) **Business Plan/Financial Implications:**
Submissions from four proponents were received, with the total proposed prices (excluding taxes) ranging from a low of $166,720 to a high of $294,044. Each submission was evaluated in accordance with the published evaluation criteria and after concluding this evaluation, staff identified that the submission from Simcic + Uhrich Architects provides the best value to the City for the detailed design specific to MRSS Track Facility Improvements.

Total project funding from approved borrowing is included in the Adopted Financial Plan for the design and construction of the MRSS track facility upgrades. Architectural Design Services in the amount of $166,720 along with a contingency of $25,000 is within the allowance for this component of the total project budget.

CONCLUSION:

The Maple Ridge Secondary School track facility upgrades will provide an enhanced facility for park patrons, as well as community and school sporting groups. Staff is satisfied with the proposal submissions and recommends that the contract for architectural design services for the MRSS Track Facility Upgrades be awarded to Simcic + Uhrich Architects to enable the project to proceed.

Prepared by: Michael Millward, PE
Manager of Facilities Operations

Reviewed by: Valoree Richmond, MBCSLA
Acting Director of Parks & Facilities

Reviewed by: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

Approved by: David Boag
Acting General Manager Parks, Recreation & Culture

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	2192936
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Award of Contract for Hammond Community Centre Renovation Design Services

EXECUTIVE SUMMARY:

The proposed Hammond Community Centre renovation is one of the Parks, Recreation & Culture infrastructure priorities which were approved to proceed as part of the Alternate Approval Process after significant community consultation. The proposed work includes renovations to the community centre's lobby and lounge, daycare space and great hall along with new landscaping and terraced decking to enable visitors to enjoy a variety of refreshed indoor and outdoor amenity spaces. The existing block changeroom/washroom building in front of the community centre is proposed to be removed to improve building sightlines and appeal, as well as to provide direct and attractive access to the hall with new pathways, outdoor terrace and landscaping. The renovation concept also includes a new washroom building adjacent to the existing pool changerooms for park visitors, sports officials and participants. Further consultation with stakeholders and the community will be included in the detailed design phase. The Community Centre renovation work is anticipated to be completed in 2020.

RECOMMENDATION:

That Contract RFP-PL19-3: Consulting Services for the detailed design for Hammond Community Centre renovations be awarded to MIZA Architects Inc. in the amount of $263,795 plus taxes and that a contingency of $39,500 be authorized; and

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
A Request for Proposal (RFP-PL19-3) for architectural design services was issued through BC Bid on January 30, 2019 with a request in the RFP document to submit separate fee proposals for Ridge Canoe and Kayak Facility improvements and the Hammond Community Centre renovations. Submissions from nine proponents were received with separate fee proposals for both projects. The total proposed prices excluding taxes range from a low of $185,345 to a high of $359,762 for the Hammond project. Each submission was evaluated in accordance with the published evaluation criteria and after concluding this evaluation, staff identified the submission from MIZA Architects Inc. as the successful proponent providing the best value to the City for the scope of work specific to Hammond Community Centre renovations.

b) **Desired Outcome:**
The desired outcome is to move forward with the development of parks and recreation infrastructure projects to meet the demands of our rapidly growing community and provide enhanced opportunities for citizens to engage in activities that promote an active, healthy lifestyle and community wellbeing.

c) **Citizen/Customer Implications**
Community Centre, pool and park visitors will benefit from the building renovation and upgrades which will provide more attractive and functional spaces available for rentals and bookings along with facilities to support park and sports use.

d) **Strategic Alignment:**
The Hammond Community Centre upgrades renovation project is one of a number of Parks, Recreation & Culture infrastructure priorities.

e) **Business Plan/Financial Implications:**
Proposals were evaluated for the Hammond Community Centre Renovation scope of work and staff recommends that the Architectural Design Services work be awarded to the proposal that provides the City with the best overall value, received from MIZA Architects Inc. in the amount of $263,795 excluding taxes. Council approval to award the contract for the Architectural Design Services is required for the work to proceed.

This project is funded from approved borrowing, in the Adopted Financial Plan, and includes the design services, washroom demolition, community centre lobby/hall/washroom renovations, landscaping and construction of a new washroom/changeroom facility.

CONCLUSION:

The planned Hammond Centre upgrades and new washroom facility will provide the community an enhanced facility for rentals, booking, and casual use along with facilities to better support park visitors and sports participants. Staff is satisfied with the proposal submission and recommends that the contract for architectural design services for Hammond Community Centre renovations be awarded to MIZA Architects Inc.

Prepared by: Michael Millward, PE
Manager of Facilities Operations

Reviewed by: Valoree Richmond, MBCSLA
Acting Director of Parks & Facilities

Reviewed by: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

Approved by: David Boag
Acting General Manager Parks, Recreation & Culture

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 7, 2019
		FILE NO:	**2193715**
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: Award of Contract for Firefighters Park Construction

EXECUTIVE SUMMARY:

The Firefighters park site, located immediately north of the Fire Hall #4 site at 238 Street and Kanaka Way, is intended to form the visual, physical and social focus of the neighbourhood. Neighbourhood consultation was initiated with the intent to develop the park in 2019 in concert with the Fire Hall development project. The park design, developed through feedback from the neighbourhood consultation process, provides for a variety of outdoor recreation opportunities including a walking/jogging trail loop, traditional playground and a water play area, open grass areas for informal sports use, a half sport court and a junior scooter play/bike track.

After detailed design and Class 'A' cost estimate was completed, an Invitation to Tender was issued for park construction and five submissions were received in response. The construction pricing received exceeds the project funding and the total project budget needs to be increased by $133,300 to fully fund the work and to provide for a contingency. Staff recommend that the contract be awarded to the lowest compliant bid received from Cedar Crest Lands (BC) Ltd. Council approval to increase the project budget and award the contract is required for the work to proceed.

RECOMMENDATION:

That Contract ITT-PL19-01: Fire Fighters Park - Neighbourhood Park Construction be awarded to Cedar Crest Lands (BC) Ltd. in the amount of $526,500 excluding taxes, and a contingency of $50,000 be authorized; and,

That this project budget be increased by $133,300 funded from the Park Development Cost Charge fund and Capital Works Reserve and that the next Financial Plan Bylaw is amended to reflect this; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
The design process included consultation with the neighbourhood to determine the preferred park amenities and an open house was held at Kanaka Creek Elementary, advertised through neighbourhood mail outs, social media, park development signage and on the City's Firefighters' Park development webpage. After the open house, the presentation materials were posted on the park development webpage, providing an opportunity for residents to

review the material at their leisure. Approximately 50 people attended the open house with a total of 54 comment sheets submitted at the event as well as online submissions received over an additional five week period. We heard that residents would like a walking/jogging trail loop, traditional playground, open grass areas for informal play and picnicking, water play area for younger children, half sport court and a junior scooter play/bike track. Respondents also highly valued the natural features within the park site. A design concept was developed from this input and then shared at a development information meeting for the Fire Hall #4 and park site rezoning on June 25, 2018 as well as online. Feedback received on the concept plan indicated a high level of support for the park concept.

Subsequently, the detailed design was completed and a 'Class A' cost estimate was prepared by the design consultant. The proposed work includes a playground, circular trail, small water play area, an informal grass field and a junior scooter/bike track as well as work needed to address the on-site concrete left from previous use, grading of the park interface to address road and boulevard grades, an erosion control and sedimentation plan predicated on a spring/summer construction period as well as tier three on-site stormwater management to provide pre-development flow rates.

Tender Evaluation:
The Invitation to Tender for the park construction works was issued through BC Bid on March 13, 2019 and closed on April 10, 2019. Five tenders were received which staff reviewed for compliance. The verified bid results are listed below from lowest to highest:

	Total Tender Price
• Cedar Crest Lands (BC) Ltd.	$526,500
• Canadian Landscape and Civil Services Ltd.	$547,034
• Wilco Civil Inc.	$692,823
• TGK Irrigation Ltd.	$782,447
• Landesign Landscape Construction (2017) Ltd.	$841,086

Cedar Crest Lands' tendered price in the amount of $526,500 is the lowest bid submitted. This pricing, along with a contingency of $50,000, and soft costs of $56,800 which includes geotechnical, survey and design work, exceeds the project funding of $500,000. Staff recommends that Council increase the construction budget by $133,300 to provide for the award of the construction contract and a contingency.

Cedar Crest Lands is experienced in park construction with similar projects in Coquitlam and Vancouver.

b) **Desired Outcome:**
The desired outcome is to provide a park for the Cottonwood East neighbourhood that includes the amenities desired by local residents, with park development commencing in June 2019 and completion targeted for October 2019.

c) **Strategic Alignment:**
The 2010 Parks, Recreation and Culture Master Plan contains a strategic objective to design parks that are safe and provide opportunities for a wide variety of activities, age groups, and ability levels, and keeping current with trends.

d) **Citizen/Customer Implications:**
This project will enhance the City's inventory of public amenities available to all citizens. Residents of this neighbourhood in particular will benefit from having outdoor recreation and social opportunities within an easy walking distance.

e) **Interdepartmental Implications:**
The Fire Department, Engineering department and the Environmental division were consulted during the detailed design process to ensure site servicing is to City standards and environmental concerns are addressed and that the park development complements the new Fire Hall, currently under construction to the south.

f) **Business Plan/Financial Implications:**
Development of Firefighters Park is a 2019 Parks & Facilities Business Plan deliverable. Funding in the amount of $500,000 for park development which includes $75,000 for a Scooter play element is contained within the 2019 Adopted Financial Plan and consists of $381,000 from Development Cost Charges and $119,000 from Reserves.

Staff recommends increasing the project funding by $133,300, funded proportionally from Development Cost Charges in the amount of $101,000 and Capital Works Reserve in the amount of $32,000, to provide for construction costs of $526,500, a contingency of $50,000, as well as design and servicing costs of $56,800.

g) **Alternatives:**
The park could be redesigned to reduce overall construction costs to fit within the existing project funding. However, this is not recommended as there would be costs associated with the redesign, desired amenities may need to be reduced or eliminated, and construction scheduling would be significantly delayed into 2020.

CONCLUSION:

The planned development of Firefighters' Park will provide area residents with desired outdoor recreation and social opportunities within an easy walking distance. Through the neighbourhood consultation process, residents identified their desired park amenities and highly supported the design created from this input. Council approval to increase the project budget by $133,300 and award the contract is required to enable the park to be developed this summer.

Prepared by: Chad Neufeld, MBCSLA
Acting Manager of Parks Planning & Development

Reviewed by: Valoree Richmond, MBCSLA
Acting Director of Parks & Facilities

Reviewed by: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

Approved by: David Boag
Acting General Manager Parks, Recreation & Culture

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:
(A) Neighbourhood Feedback Infographic
(B) Firefighters Park Concept Plan

Attachment A: Neighbourhood Feedback Infographic

Attachment B: Firefighters Park Concept Plan