

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
September 19, 2017
7:00 p.m.
Council Chambers, 1st Floor, City Hall***

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

1) 2016-320-RZ

11295 and 11307 Maple Crescent

Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497;
Lot 573, District Lot 279, Group 1, New Westminster District Plan 114;

Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017

Schedule "A" of the Official Community Plan shall be amended as follows:

Chapter 10, Area Planning, Section 10.5 HAMMOND AREA PLAN is amended as follows:
APPENDIX A – ZONING MATRIX, Section 2. Zoning Matrix: Hammond Area Plan Land Use Designation, Infill General Employment, is amended by adding the following into the Zones Column: M-3 (Business Park) zone is only permitted for the properties located at Lot 573 District Lot 279 Group 1 New Westminster District Plan 114 and Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497.

Maple Ridge Zone Amending Bylaw No. 7274-2016

To rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) the current application is to permit the future construction of a Mini-Warehouse.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, September 19, 2017 to consider the following bylaws:

1) **2016-320-RZ**

11295 and 11307 Maple Crescent

Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497;
Lot 573, District Lot 279, Group 1, New Westminster District Plan 114;



Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017

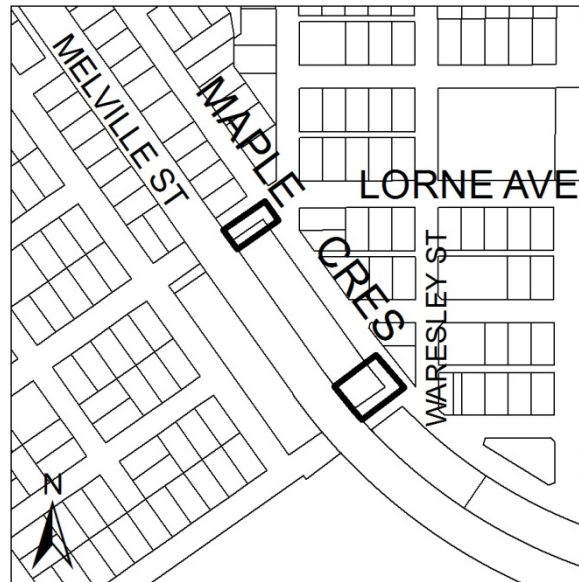
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Maple Ridge Zone Amending Bylaw No. 7274-2016

To rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) the current application is to permit the future construction of a Mini-Warehouse.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from September 8, 2017 to September 19, 2017, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Manager of Legislative Services or by sending an e-mail to the Clerk's Department at clerks@mapleridge.ca, by 4:00 pm, September 19, 2017. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 8th day of September, 2017.

Laurie Darcus, MMC
Manager of Legislative Services

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-320-RZ
File Manager: Wendy Cooper

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

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

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

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7356-2017;
Second Reading
Zone Amending Bylaw No. 7274-2016;
11295 and 11307 Maple Crescent

MEETING DATE: July 25, 2017
FILE NO: 2016-320-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone portions of the subject properties located at 11295 Maple Crescent and 11307 Maple Crescent from C-3 (Town Centre Commercial) to M-3 (Business Park). The rezoning application would eliminate the split zoning on the subject properties to a singular zoning to permit the future construction of a Mini-Warehouse. Council granted first reading to Zone Amending Bylaw No. 7274-2016 to permit the rezoning of portions of the subject properties from C-3 (Town Centre Commercial) to M-3 (Business Park). Subsequent to Zone Amending Bylaw No. 7274-2016 being given first reading, the Hammond Area Plan has been adopted. The subject site has been designated Infill General Employment; and has M-6 as the only permitted zone in the Zoning Matrix. In light of this in order to rezone the subject properties from C-3 (Town Centre Commercial) to M-3 (Business Park) zone, a site specific text amendment is required to the Hammond Area Plan Zoning Matrix to include the M-3 (Business Park) zone as a site specific permitted zone.

Council granted first reading to Zone Amending Bylaw No. 7274-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 12, 2016.

A site specific text amendment to Appendix A, Zoning Matrix, Section 2. Zoning Matrix, Hammond Area Plan, Official Community Plan, is proposed to include M-3 (Business Park) zone as a site specific permitted zone under the Infill General Employment, Hammond Area Plan Land Use Designation.

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. 7356-2017 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, 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. 7356-2017 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 3) That Official Community Plan Amending Bylaw No. 7356-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7356-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7356-2017 be given first and second readings and be forwarded to Public Hearing;
- 6) That Zone Amending Bylaw No. 7274-2016 be given second reading, and be forwarded to Public Hearing;
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management
 - iii) Road dedication as required;
 - iv) Consolidation of the subject properties;
 - v) Demolition of any existing structures and removal of any vehicles and shipping containers from the site;
 - vi) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;
 - 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant:	Prism Construction Ltd. (Amin Rawji)
Owner:	Mayfair Properties Ltd and Chelsea Properties Ltd.

Legal Description: Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497; and Lot 573 District Lot 279 Group 1 New Westminster District Plan 114.

OCP:

Existing: Infill General Employment
Proposed: Infill General Employment

Zoning:

Existing: C-3 (Town Centre Commercial) and M-3 (Business Park)
Proposed: M-3 (Business Park)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Infill General Employment
South:	Use:	Vacant
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Infill General Employment
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single-Family and Compact Residential
West:	Use:	Railway Tracks, Vacant, Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Infill General Employment

Existing Use of Property:	Outdoor Storage and Tow Yard
Proposed Use of Property:	Mini-Warehouse
Site Area:	0.481 ha (1.2 acres)
Access: Maple Crescent	Maple Crescent
Servicing: Urban Standard	Urban Standards
Previous OR Companion Applications:	2016-240-DP

2) Background:

Zone Amending Bylaw No. 7274-2016 was given First Reading by Council on September 20, 2016 to rezone portions of the subject property located at 11295 Maple Crescent and 11307 Maple Crescent from C-3 (Town Centre Commercial) to M-3 (Business Park) zone. Since, the first reading of Zone Amending Bylaw No. 7274-2016 occurred the Hammond Area Plan has been adopted. The Hammond Area Plan outlines in the Zoning Matrix that within the Infill General Employment Land Use Designation the only zone that is consistent is the M-6 (Hammond General Employment) zone. Keeping with the Hammond Area Plan, the M-3 (Business Park) zone will be included in the Zoning Matrix under the General Employment Land Use Designation on a site specific basis for the subject site.

3) Project Description:

The lands that are subject to this rezoning application are located in the Hammond Community specifically Upper Hammond Precinct. The lands are located between Maple Crescent to the north-east; Railway tracks to south-west; Lorne Avenue to the north-east and Ditton Street to the south-east.

The applicant is proposing to consolidate the subject properties to create one parcel. The applicant is proposing a mini-warehouse consisting of approximately 8,309 square meters of gross floor area over 3 floors. The following table details the breakdown of gross floor area per floor.

<u>Floor</u>	<u>Gross Floor Area</u>
Main	2,069 square meters
Second	3,120 square meters
Third	3,120 square meters

The building will be orientated towards Maple Crescent with the access point onto Maple Crescent being situated approximately mid block between Ditton Street and Lorne Avenue. The rear of building will face onto the railway track providing some noise attenuation to the residential homes on Maple Crescent. The back wall that faces onto the railway tracks has been treated with some visual relief. Due to the nature of the mini-warehousing and proximity to the railway tracks there are no unprotected openings.

The applicant has included landscaping along Maple Crescent; Ditton Street and Lorne Avenue. This landscaping included pedestrian linkages from the street to the structure. Along Maple Crescent Street, trees are required and have been proposed by the applicant.

4) Planning Analysis:

i) Official Community Plan:

The Hammond Area Plan, Section 3.0 Hammond Land Use Designations, Subsection 3.2.3 Infill General Employment designation is applied to underutilized lands adjacent to residential areas and the railway tracks in Precincts 2 (Upper Hammond). These lands are narrow and limited in potential. The intent of the Infill General Employment is to create opportunities for businesses that do not generate much vehicle traffic and have minimal need for parking. Additionally, this designation is limited to businesses that produce minimal noise, odor, or fumes and blend well into the nearby residential areas either through attractive building design or landscape screening. The M-3 (Business Park) zone uses fall within in these parameters.

The policies of the Infill General Employment that support the rezoning to M-3 (Business Park) are outlined below:

"3-39 Businesses in the Infill General Employment designation will be light industrial or business park uses that do not generate significant traffic, noise, fumes, or odors."

"3-40 Lands within the Infill General Employment designation are located in close proximity to residential areas and compatibility with adjacent uses is important. Incorporating the following elements into site and building design within the Infill General Employment designation is encouraged:

- a) *Block sizing is reflective of surrounding uses;*
- b) *Building forms are appropriately located on site and scaled in consideration of adjacent developments;*
- c) *Principal buildings within the Infill General Employment designation are Permitted to a maximum height of 3 storeys;*
- d) *Attractive landscaping, including fencing/screening, should be provided along the perimeter of the site;*
- e) *Outdoor storage and refuse. Recycling areas should be well-screened with attractive landscaping and fencing, particularly those visible to roadways and/or adjacent residential areas."*

"3-41 Integrate infill industrial developments with surrounding residential and non-residential activities through the use of appropriate transition of uses."

ii) Zoning Bylaw:

There are two (2) lots involved with this application that will be consolidated into one lot. The smallest lot (248m²), located at 11295 Maple Crescent is zoned RS-1(One Family Urban Residential) and will be developed in coordination with the larger neighbouring property 11307 Maple Crescent. The large lot 85% zoned M-3 (Business Park) (which allows the proposed mini-warehouse use.) with the remaining 15% being zoned C-3 (Town Centre Commercial). Therefore, the zoning application is essentially seeking to convert a small area of land to M-3 (Business Park) to accommodate the mini-warehouse use. The use change constitutes less than 320m² or a total lot area of 5,038m² or 6.4% of the combined site. Except for the variances being sought, a preliminary review of the proposed buildings and associated parking indicated that the proposal complies with applicable provisions of the Zoning Bylaw. (Appendix C)

iii) Off-Street Parking And Loading Bylaw:

"Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990", requires 1 parking stall parking stall per 557m² of gross floor area for a Mini Warehouse use. The application, as proposed, is providing 16 parking stalls which complies with the Bylaw.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D) to *Maple Ridge Zoning Bylaw No. 3510 -1985*,:

Part 806, Section 6 Siting, (c) requires 1.5 metres from an interior lot line this project is requesting from 1.5 metre that the interior lot line be reduced to 0.30 metres.

The variance will be the subject of a future Council report.

v) Development Permits:

Pursuant to the Hammond Area Plan and Section 8.13 Development Permit Area Guidelines, Section 4.0 Infill General Employment Development Permit an application is required to ensure that the current proposal meets the requirements of the Guidelines.

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 February 15, 2017. (see Appendix E and F)

The following comments were provided by ADP:

1. *Provide pedestrian crossing using a coloured and textured material across the driving entrance.*
2. *Provide a pedestrian connection between the two building entrances, with relocation of water feature if needed.*
3. *Provide details of the security fence and trellis.*
4. *Consider eliminating landscape islands under the building overhang and use or define parking spaces with different hardscape treatments.*
5. *Use three metre high conifer trees and use eight centimeter caliper oak trees.*
6. *Provide a landscape buffer to back of building in the form of trellis, lattice or green wall panel.*
7. *Clarify travel distance.*
8. *Vary parapet heights in combination with articulation of south west façade.*
9. *Provide details of architectural treatments for the back of the building.*

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:

Two Development Information Meetings were held; the first one was on May 22, 2017 at Open Door Church, 11391 Dartford Street, between 2:00p.m. and 4:00 p.m. with 2 people attending and the second one was on May 31, 2017 at Open Door Church, 11391 Dartford Street, between 6 p.m. and 8 p.m. with 5 people attended the meeting. Both of these Development Information Meetings were hosted by the applicant. The meetings were advertised in the Maple Ridge Pitt Meadows News and mailed out to the owners and residents of the property within 100 metres of the development site. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- That building a large storage facility is an excellent idea. Received from a resident living directly across Maple Crescent from the subject property. Also would like to see the first floor of the building being used for commercial/retail space.
- That the building as proposed does reference the Hammond Area heritage.

- A representative of HUB Cycling was happy with the incorporation of a sidewalk with the proposal. They would like to see a bike lane along Maple Crescent.
- A response was received from someone that was not satisfied with the dates or times of the meeting. In addition this respondent wanted Council to change the policy on how Development Information Meetings are conducted. They want it lead by staff with a larger staff present at the meeting. The same respondent was not happy with design of the building or landscaping.

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

- The current Hammond Area Plan does not support retail at this location.
- That a cycle lane has not been identified at this location.
- The Public Hearing process is the legislative framework for the public to provide their concerns or support to Council. The purpose of the Development Information Meeting is for the community to interact with the applicant.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department have advised that the following upgrades improvements will be required:

- The South side of Maple Crescent will need to be constructed to a urban collector road standard.
- The existing curb and gutter will need to be removed and replaced along the property frontages.
- Along the frontage of Maple Crescent sidewalk is required complete with curb returns to Lorne Avenue and Ditton Street. The sidewalks on Lorne Avenue and Ditton Street shall continue south up to the property line.
- There are services available to the property that the applicant's civil engineer will coordinate Engineering Department for connection or upgrading.
- Street Trees are required along Maple Crescent.

ii) Building Department:

The applicant is working with the Building Division to fulfill the onsite storm water management three tier Storm Water Management. This will be reflected in the Development Permit landscaping plans to the extent necessary.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7356-2017, that second reading be given to Zone Amending Bylaw No. 7274-2016, and that application 2016-320-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Frank Quinn” for

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7356-2017
Appendix D – Zone Amending Bylaw No. 7274-2016
Appendix E – Site Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan



Scale: 1:2,500

Legend

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

11295 & 11307 Maple Crescent

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2016-320-RZ
DATE: Aug 29, 2016

BY: JV



Scale: 1:2,500

Legend

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

11295 & 11307 Maple Crescent



2016-320-RZ
DATE: Aug 29, 2016

BY: JV

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

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. 7356-2017."
2. Schedule "A" of the Official Community Plan shall be amended as follows:
Chapter 10, Area Planning, Section 10.5 HAMMOND AREA PLAN is amended as follows:
APPENDIX A – ZONING MATRIX, Section 2. Zoning Matrix: Hammond Area Plan Land Use Designation, Infill General Employment, is amended by adding the following into the Zones Column: M-3 (Business Park) zone is only permitted for the properties located at Lot 573 District Lot 279 Group 1 New Westminster District Plan 114 and Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497.
3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a second time the 25th day of July, 2017.

PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20 .

CORPORATE OFFICER

BYLAW NO. 7274-2016

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7274-2016."

Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497;

and outlined in heavy black line on Map No. 1692 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to M-3 (Business Park).

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

READ a first time the 20th day of September, 2016.

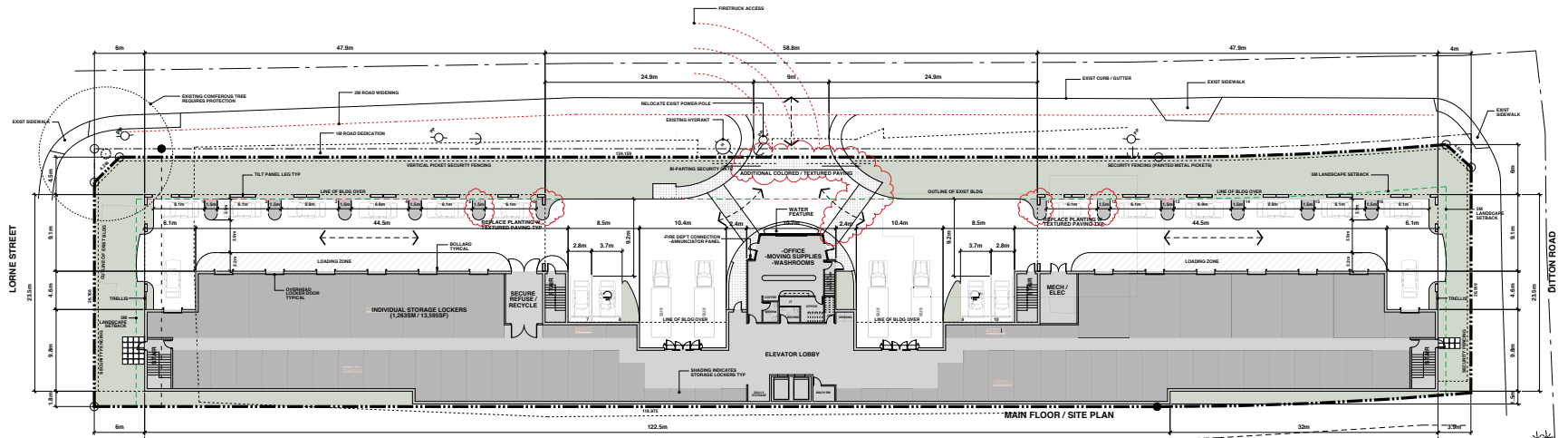
READ a second time the 25th day of July, 2017.

PUBLIC HEARING held the day of , 20

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

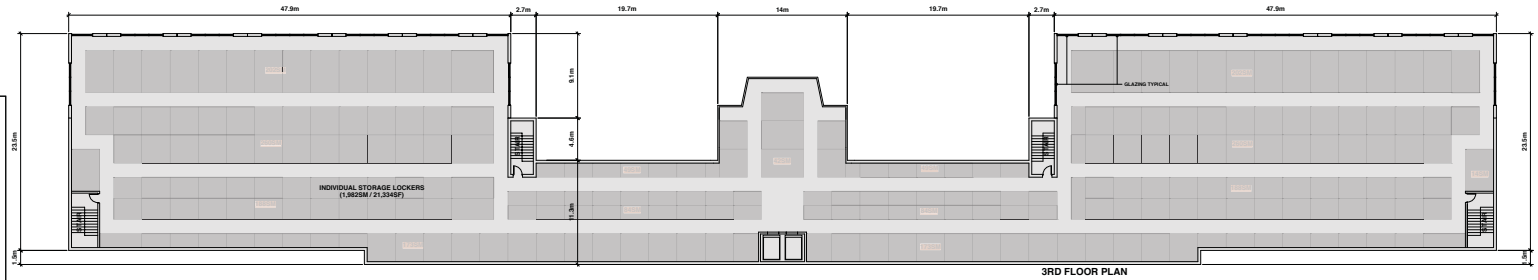
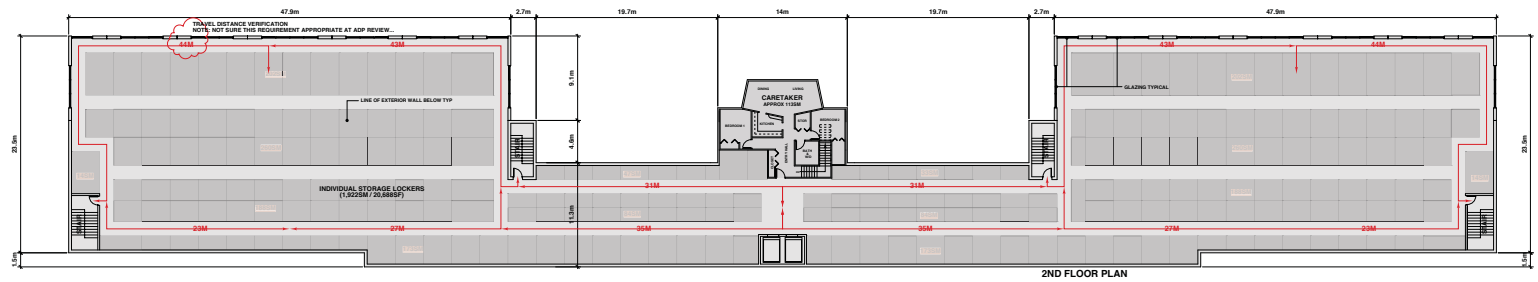
ADOPTED the day of , 20

CORPORATE OFFICER



TRAIN TRACKS

TRAIN TRACKS



Proposed New Facility for Mayfair Self Storage
11307 Maple Crescent, Maple Ridge, BC

DEVELOPMENT DATA SUMMARY SHEET

Legal Description: Consolidation of Lot 1 DL Lots 278 & 279 G1 NWD PL60497

Zoning: Based on M5 (Business Park Zone) limited to three stories

Principal Use: Personal Storage Facility

Lot area: Approximately 4891SM (to be confirmed by surveyor)

Building Area: Main Floor 2096SM, Second Floor 3120SM, Third Floor 3120SM, Gross Floor Area 8306SM

Site Coverage: Approximately 42%

Siting: Front Yard Setback (Lorne St) 6.0M, Rear Yard Setback (Ditton Rd) 3.0M, Interior Side Yard Setback (South P/L) 0.0M, Exterior Side Yard (Maple Crescent) 4.5M

Building Height: 13.8M

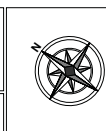
Landscape Screen: Maple Crescent 5.0M, Lorne Street 5.0M, Ditton Road 3.0M, South P/L 0.0M

Parking: One stall per 57SM+ 15 Required; 16 Provided

Loading: Two Fully-Glazed Entrances to Loading Elevator Lobby

REV	DATE	REMARKS
A	NOV17.16	DP SUBMISSION
B	JAN18.17	PRG 7, 8, 9, 10 DIMS
C	FEB22.17	DP RESUBMISSION PER ADP

SURVEY INFORMATION COURTESY MAYFAIR SELF STORAGE TEL: 604-273-8883	AND SUSPENSE LAND SURVEYING TEL: 604-273-8883
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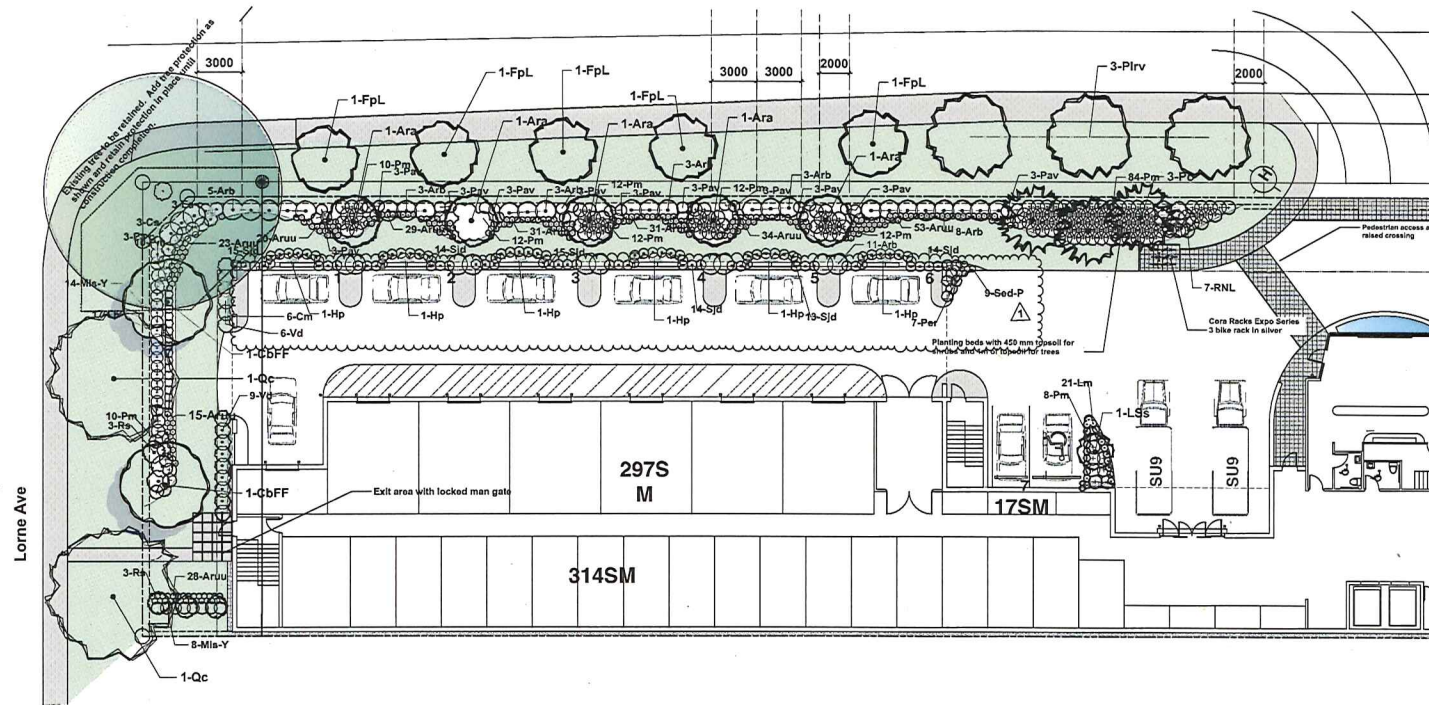
ARCHITECTURE & ENGINEERING
V.L. 002.001.001
TEL: 604-273-8883
FAX: 604-273-8883
CDA
CDA CONSULTING GROUP INC.
A PARTIAL DIVISION OF CDA GROUP INC.

Written dimensions shall take precedence over noted dimensions. The General Contractor shall verify all dimensions. Written and noted dimensions shall be used in conjunction with any work used in construction or "FOR CONSTRUCTION" purposes only. This drawing shall not be reproduced or altered without written consent of CDA Design Group.



PROPOSED DEVELOPMENT		TITLE: -SITE / FLOOR PLANS	
11307 MAPLE CRESCENT		DRAWN: JK CHECKED: JK	
MAPLE RIDGE BC		SCALE: 1:250 FILE: A1	
		DRAWING NUMBER: C	

	PLAN	DATE	REMARKS		<div>ANNEHEESEE & ENGINEERING 1400 DUNDAS ST. W. SUITE 200 TORONTO, ONT. M6J 1B5 TEL: 416-754-7575  CDA CONSULTANTS & DESIGNERS 1000 SHEPPARD AVENUE EAST, SUITE 1000 SCARBOROUGH, ONT. M1B 3Y9 TEL: 416-291-1111</div>	<div></div>	<div>PROPOSED DEVELOPMENT 11307 MAPLE CRESCENT -- MAPLE RIDGE BC</div>	TITLE: ELEVATIONS / SECTIONS / EXTERIOR FINISHES			
	A	NOV17.16	DP SUBMISSION					DRAWING: JK	CHECKED: JK		
	B	JAN13.16	SOUTH WALL DETAILING					SCALE: 1:200	FILE:		
	C	FEB22.17	DP RESUBMISSION PER ADP					DRAWING NUMBER:	Version:		
									A3	C	



PLANT LIST - for full project					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
IR	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	10	6cm cal	8.8 B
CHFF	<i>Caprinus julianus 'Frans Fontaine'</i>	Frans' Fortin Hornbeam	4	6cm cal	8.8 B
PL	<i>Liquidambar styraciflua 'Lacustrum'</i>	Liquidambar Styraciflua	10	6cm cal	8.8 B & 2 M clear standard
SL	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweet Gum	2	6cm cal	8.8 B
Fir	<i>Parrotia persica 'Trina's Ruby Eyes'</i>	Upright Parrotia Ironwood	6	6cm cal	8.8 B & 2 M clear standard
Co	<i>Picea omorika</i>	Serbian Spruce	6	3 M ht.	8.8 B
Qc	<i>Quercus coccinea</i>	Scarlet Oak	4	6cm cal	8.8 B & 2 M clear standard
SHRUBS					
Ans	<i>Arbutus unedo 'Compacta'</i>	Strawberry Tree	1	#2 pot	
Anaj	<i>Archtophaphys uva-ursi</i>	Winnikowitch	3	#1 pot	Cont.
RNL	<i>Azalea Northern Lights</i>	Northern Lights Azalea	14	#3 pot	Cont.
Ct az	<i>Chydium lutea 'Alice Pearl'</i>	Alice Pearl Mexican Shrub	8	#3 pot	Cont.
Cm	<i>Clematis Montana rubra</i>	Red Clematis	12	#1 pot	Cont.
Ca	<i>Cornus sericea</i>	Red-Osier Dogwood	6	#2 pot	Cont.
Ed	<i>Eurotia alata 'Compacta'</i>	Red burning bush	8	#2 pot	Cont.
Hm	<i>Hamelia mollis</i>	Chinese Witchhazel	8	#10 pot	Cont.
Lp	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	12	# 2 Pot	Cont.
Hn	<i>Hydrangea miquelii 'Silver Dragon'</i>	'Silver Dragon' Lily Turf	64	#1 pot	Cont.
Lm	<i>Leucophaea mollis</i>	Privet Honeysuckle	96	#1 pot	Cont.
Msc-Y	<i>Miscanthus sinensis 'Yaku Jim'</i>	Miscanthus	27	#2 pot	Cont.
Par	<i>Parthenoc virginum 'Shanandond'</i>	Red Switch Grass	69	#1 pot	Cont.
Pec	<i>Paeonia atropurpurea</i>	Russian Rose	18	#1 pot	Cont.
Pm	<i>Polestichum multiflorum</i>	Sword Fern	364	#1 pot	Cont.
Rk	<i>Ribes sanguineum</i>	Red flowering currant	48	#2 pot	Cont.
Sed-P	<i>Sedum curdsoni 'Purple Emperor'</i>	Purple Emperor Stonecrop	50	#1 pot	Cont.
Sd	<i>Sisymrium japonica dwarf</i>	Dwarf Skimmia	166	# 2	Mix of male and female
Vd	<i>Viburnum dentat</i>	David Viburnum	153	#3 pot	Cont.
Annotated perennials selected by Landscape Architect					

1. Sites on the planning plan should be considered minimum size.
2. All Landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to be suitable to the soil/salinity of the Landscape Standards for nursery stock. Extend search for plant material to Washington, Oregon, Idaho, and B.C.
3. Root balls to be at least of perennial species.
4. Top soil treatments for the project shall be tested for particle size, pH, Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material. OR, if the contractor is unable to find suitable soil, the contractor shall provide a minimum of 100 tons of topsoil. Install 2 inches of composted organic mulch on all shrub beds and planters and ground cover plantings.
5. Provide positive grades away from buildings and toward down drains and catch basins. Slope away from buildings at a minimum of 1% (1 inch in 100 feet). Slope away from the Contractor provide one year curbside topsoil for 100' minimums and finish grading, slope to provide down lawn basins at min. 4%.
6. Landscape Contractor to provide 5 days of maintenance after the date of Substantial Completion. Maintain to include watering, weeding, and pruning. Contractor to provide a one year curbside topsoil for 100' minimums for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended watering until the end of June.
7. Protection of existing trees/bushes to remain: Install temporary tree protection fencing at city line of existing hedges, trees, and shrub beds which are to be retained. Maintain the fencing during construction. No storage of materials or equipment on either side of the fence. No parking of vehicles or storage during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material at City Boulevard to have the approval of the Parks Dept, prior to installation. Size, species and location require approval of the Parks Dept.
9. All Landscape zoning to have high efficiency irrigation system to IAS2 Districts.

Feb. 28, 2017	Re-issue for D19ADP comments
Jan. 13, 2017	Re-issue Response to City Comments
Dec. 1, 2016	Re-issue for DP - Added Street trees
Nov. 14, 2016	Re-issue for DP
Aug. 20, 2016	Issue for DP

Revisions:



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Project:

Self Storage Project
 11307 Maple Crescent
 Maple Ridge, B.C.

Sheet Title:

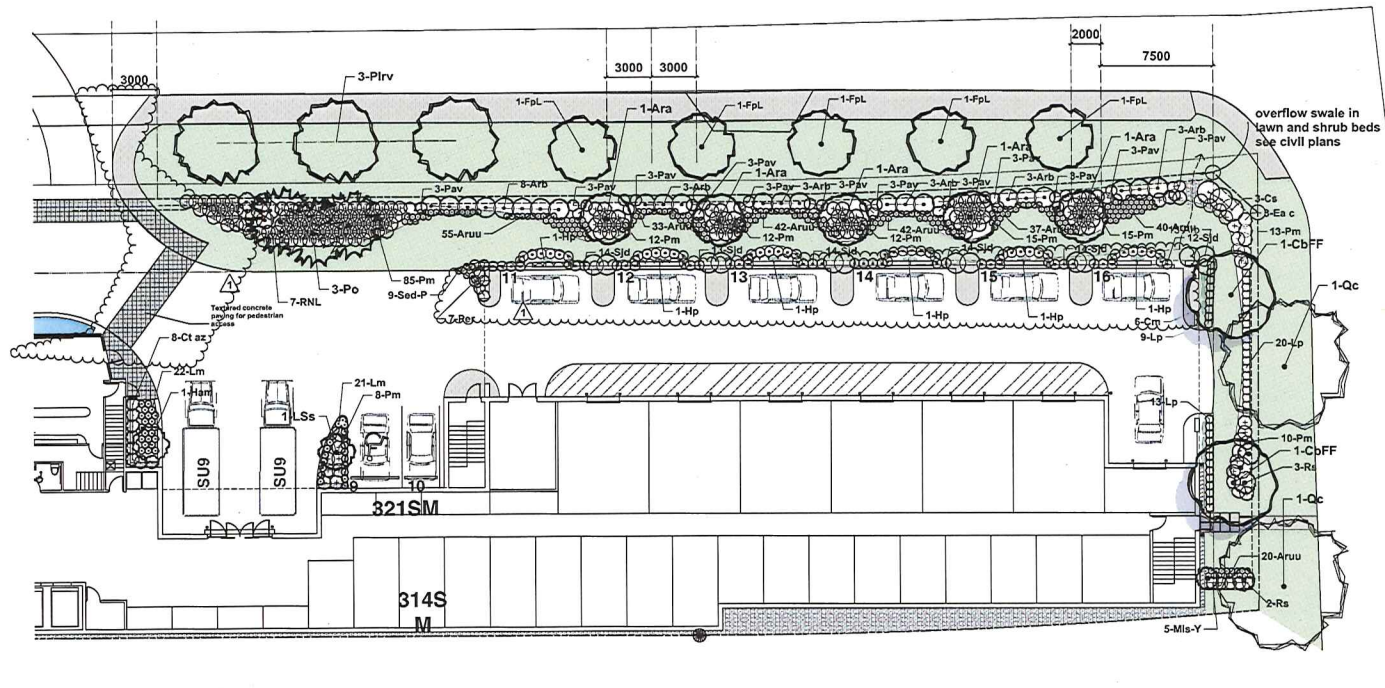
Planting Plan West

Scale: 1:150

Date: August 2016

Project No:
2016-027

L-2a



PLANT LIST - for full project					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
As	Acer sacrum 'Armstrong'	Armstrong Red Maple	10	6cm cal.	B & B
ChFF	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	4	6cm cal.	B & B
Flu	Fraxinus pennsylvanica 'Leprechaun'	Leprechaun Green Ash	10	6cm cal.	B & B 2 M clear standard
Plu	Quercus macrocarpa 'Stander Silhouette'	Stander Silhouette Shadblow Gum	6	#10 pot	B & B 2 M clear standard
Par	Parrotia persica 'Lord's Ruby Vase'	Upright Persian Ironwood	6	6cm cal.	B & B 2 M clear standard
Pe	Picea amabilis	Serbian Spruce	6	3 M hi.	B & B
Qc	Quercus coccinea	Scarlet Oak	4	6cm cal.	B & B 2 M clear standard
SHRUBS					
Am	Arbutus unedo 'Compacta'	Strawberry Tree	12	#2 pot	
Anu	Arctostaphylos uva-ursi	Wineberry	12	#1 pot	Cont.
RNL	Asplenium Northern Lights	Northern Lights Asplenium	14	#3 pot	Cont.
Cz	Chamaelirium luteum 'Adair Pearl'	Adair Pearl Mexican orange	8	#3 pot	Cont.
Cm	Clematis Montana arbus	Spring for Clematis - Red	12	#1 pot	Cont.
Ca	Cornus sericea	Red-Outer Dogwood	6	#2 pot	Cont.
Es c	Eucalyptus alata 'Compacta'	Shady burning bush	9	#3 pot	Cont.
He	Hemerocallis mollis	Chinese Daylily	1	#10 pot	Cont.
Hy	Hydrangea petiolaris	Climbing Hydrangea	12	#2 pot	Cont.
Lo	Lonicera mackenzii 'Silver Dragon'	Silver Dragon Lily Turf	14	#1 pot	Cont.
Lo	Lonicera pileata	Shady Dogwood	6	#3 pot	Cont.
Ms-Y	Miscanthus sinensis 'Yaku Jima'	Miscanthus	27	#2 pot	Cont.
Prv	Prunella virginiana 'Shorelandia'	Red Swallow Grass	69	#1 pot	Cont.
Prv	Prunella atropurpurea	Rubious Sage	69	#1 pot	Cont.
Pm	Polyanthus munium	Sword Fan	384	#1 pot	Cont.
Re	Reisja sanguinea	Red flowering currant	12	#2 pot	Cont.
Sad-P	Sedum nundin 'Purple Emperor'	Purple Emperor Stonecrop	18	#1 pot	Cont.
Sk	Scilla maritima dwars	Dwarfed Skinkia	166	#2	Mix of male and female
Vd	Viburnum dentatum	Dwarf Viburnum	15	#1 pot	Cont.
Assorted perennials selected by Landscape Architect					

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Feb. 28 2017	Re-issue for DPIADP comments
Jan 13, 2017	Re-issue Response to City Comments
Dec. 1, 2016	Re-issue for DP - Added Street trees
Nov. 14, 2016	Re-issue for DP
Aug 30, 2016	Issue for DP



Jonathan Losee Ltd.
Landscape Architecture

Self Storage Project
11307 Maple Crescent
Maple Ridge, B.C.

Planting Plan East

Date: August 2016
Project No.
2016-27

L-2a